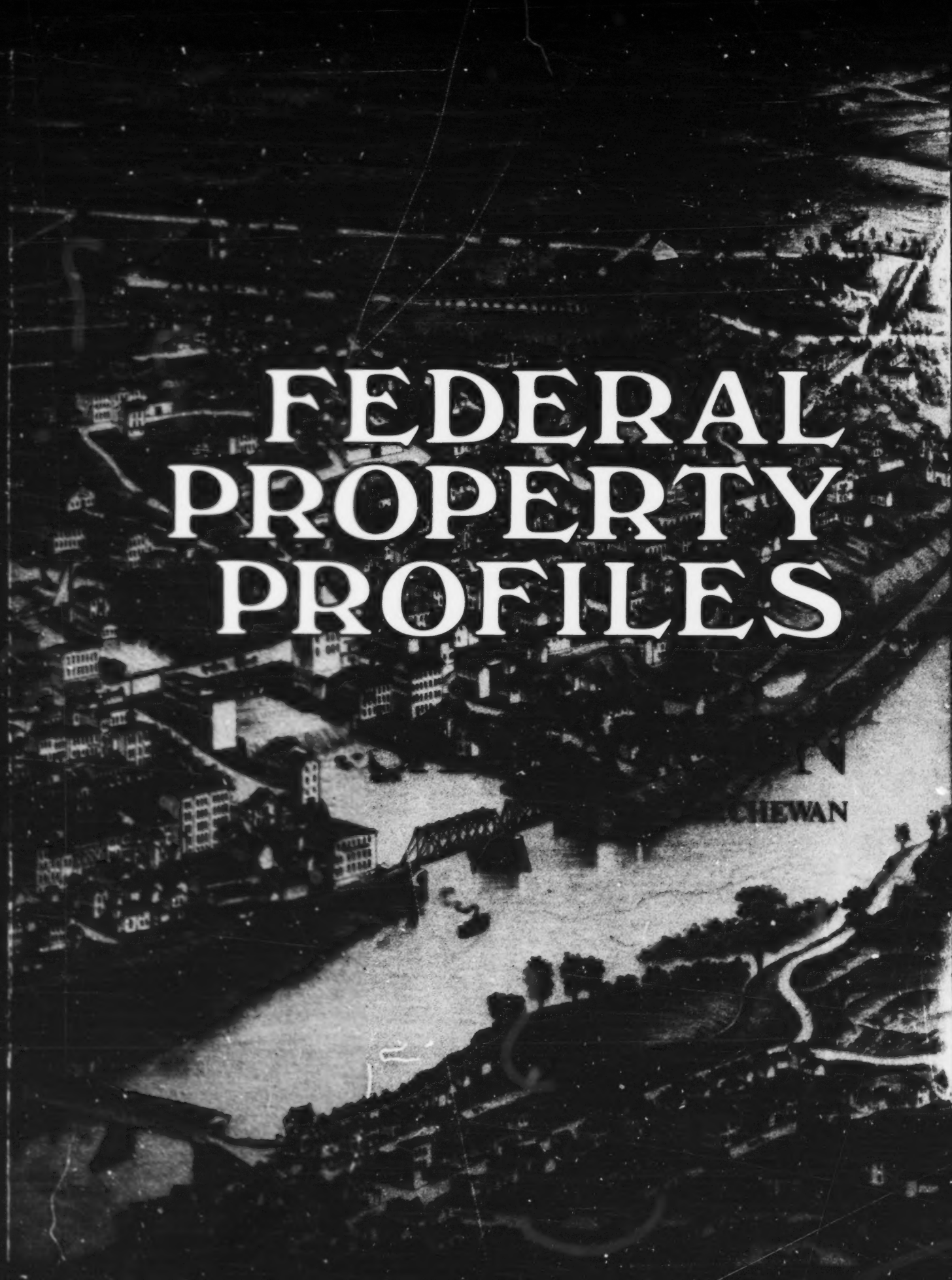
FEDERAL
PROPERTY
PROFILES

AREA SCREENING CANADA PROGRAM

FEDERAL PROPERTY PROFILES

SASKATOON

SASKATCHEWAN

PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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OTTAWA 1985

PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM) carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of this policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

On June 19, 1985 the ASC report for the Saskatoon study area was presented to and approved by TBAC/FLM.

In order to help fulfill this policy principle, the on-going Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of government landholdings located within the study area and an urban profile which presents selected information on social economic and environmental factors as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile and following general description of the characteristics of the overall federal presence of landholdings are individually examined in their particular local context.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report, including a property inventory, is available for public distribution.

As a follow-up to this report, properties which appear to have potential for improved use are to be re-examined yearly or as warranted.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee and other federal departments in the Area Screening Canada Program, especially Environment Canada which provides expert advice on matters of environmental concern. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

All planning information relating to federal properties contained in this report is based upon data provided by the various departments and agencies and is the latest available at the time of research. This report was researched in the summer of 1983 and updated to the fall of 1984.

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(3) Agr Plant Improvement and Protection Laboratory
(4) Agr Research Farm
(5) Agr Prairie Farm Rehabilitation Administration Building
(6) CP Post Office
(7) CP Bulk Mail Processing Plant
(8) CSC Regional Psychiatric Centre
(9) EC Prairie Migratory Bird Research Station
(10) ND Hugh Cairns Armoury
(11) ND HMCS Unicorn
(12) NRC Prairie Regional Laboratory
(13) NRC Exposure Test Site
(14) PWC Sutherland Industrial Lands
(15) PWC Federal Building
(16) PWC Weights and Measures Building
(16a) PWC CP Parking Lot
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EXECUTIVE SUMMARY

The study area coincides largely with the Saskatoon municipal boundaries, an area of approximately 14 148 ha, situated in south central Saskatchewan 250 km northwest of Regina. Saskatoon's population in 1983 was 159,581. The locale is lightly wooded, undulating prairie. It is an area of transition between the northern forests and southern grasslands.

The City serves as a major rail, road and air transportation centre for the north. It was established as an urban centre within a prime agricultural area but growth has recently been based more upon development of the area's potash resource. This diversification together with the establishment of Saskatoon as a provincial education, research and development centre has contributed to greater economic stability.

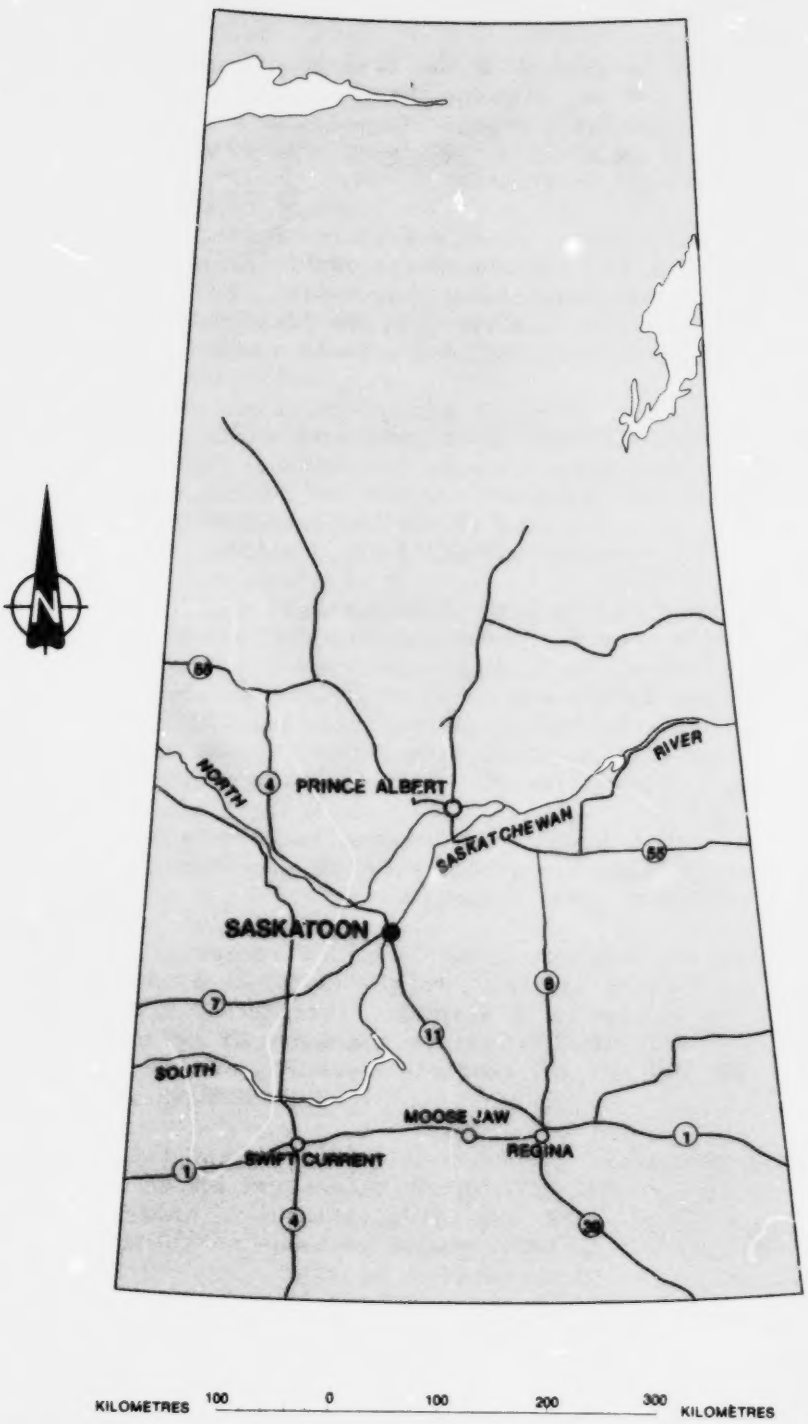
While the population of Saskatoon increased rapidly in the 1940's and 50's, mainly through rural-urban migration, it has since increased annually at a negligible rate. Projected increases to the end of the century are at 1.8% annually. Unemployment over the past decade has been amongst the lowest in the country. Average incomes have been close to the national average.

While most cities in Canada allowed the development of suburban shopping malls, enervating the downtown areas, Saskatoon, in the 1960's, encouraged the relocation of the downtown rail yards and the development of a mid-town shopping plaza. In the 1980's new re-vitalization of the downtown has been encouraged with the Meewasin Valley Authority's South Downtown Plan. This proposal envisions a redevelopment of deteriorated areas in order to link the downtown ith the natural amenities of the South Saskatchewan Riverbank.

The City of Saskatoon has traditionally taken a large role in land banking and servicing. This together with manageable rates of growth over the past decades has resulted in an efficient urban structure.

There are 20 significant properties in Saskatoon concentrated mainly in the downtown area and university campus. Total Crown-owned area is 1009 ha, of which 20 ha is PWC and 833 ha is TC Airport. Total gross Crown-owned building area is 97 968 m^2. In PWC owned buildings there are 15 409 m^2 rentable space. PWC also manages 20 887 m^2 of rentable leased space in privately owned buildings.

SASKATOON



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1.0 STUDY AREA

1.1 Definition of Study Area

The study area is comprised of those lands bounded by the Saskatoon municipal boundary, incorporating an area of approximately 14 148 ha. Also included are the aircraft navigational aid sites which, although situated outside the defined area, are essential to the operations of the federally owned Saskatoon Airport.

1.2 Location

The City of Saskatoon (1983 population 159,581) is situated in south central Saskatchewan approximately 257 km northwest of the provincial capital, Regina. Nicknamed the "hub city", Saskatoon is geographically, the most centrally located prairie city lying some 653 km, 523 km and 756 km from Calgary, Edmonton and Winnipeg, respectively. The South Saskatchewan River divides the municipality into two roughly equal proportions.

1.3 Environs

The City of Saskatoon is surrounded by lightly wooded, gently rolling pasturelands with numerous shallow lakes, ponds and sloughs. With forest to the north and east gradually changing to the treeless plains in the south and west, Saskatoon falls within the belt of fertile parklands marking the transition from grasslands to the forested regions of the province. Much of the hinterland of the Saskatoon area is under cultivation. Precipitation averages less than 35.6 cm annually, restricting agricultural crops, without costly irrigation, to mostly dry grains (wheat, oats).

1.4 Inter-City Transportation

Saskatoon is well served by major rail, road and air transportation systems.

Owing to its central location in the heart of the prairies agricultural lands, and its position as terminus for the Province's northern road system serving the mineral and forest industries, Saskatoon provides overnight truck and rail service to all major prairie points.

In addition to the more than 55 trucking firms, there are three bus lines and two major airlines, Air Canada and Norcanair, providing regional and national service. Several private and charter plane companies operate out of the Saskatoon airport.

2.0 URBAN PROFILE

2.1 Demographic Features

2.1.1 Population

Table 1
Population Growth, 1976-1983 and Projections 1983-1996

Growth		Projection	
Year	Saskatoon*	Year	Saskatoon*
1976	135231	1986	168650
1977	138376	1991	186200
1978	141167	1996	205577
1979	144672		
1980	148450		
1981	154261		
1983	159581		

*The city boundaries coincide with those of the CMA (Census Metropolitan Area).

Source: City of Saskatoon Planning Department.

Table 2
Average Annual Percentage Change, 1951 - 1981

Year	Saskatoon (%)	Saskatchewan (%)	Canada (%)
1951-56	7.4	1.2	3.0
1956-61	5.4	1.0	2.7
1961-66	5.0	0.7	1.9
1966-71	1.8	-0.6	1.6
1971-76	0.92	-0.1	1.3
1976-81	2.9	1.0	1.1

Source: City of Saskatoon Planning Department

Rural-urban migration in the early 1950's produced a population shift in the Saskatoon region. While the Province underwent a steady decline in population growth, Saskatoon, with the potash industry boom of the fifties, experienced large population increases into the mid-sixties. Downturns in agricultural production were reflected in emigration from the province during the late sixties. The 1970's saw a gradual acceleration in growth. While Saskatoon grew by about 6.2% from 1971-76 (14th fastest in Canada), it grew by 15.3% from 1976-81 (3rd fastest). Saskatoon population is expected to increase at an average rate of 1.8 percent per annum until

the turn of the century. Whereas the national birthrate is decreasing Saskatoon's birthrate per 1000 has increased since 1976. In 1982 it stood at 18.34 compared to a national rate of 15.1/1000 population.

2.1.2 Labour Force

The percentage of manufacturing employment in the City, while above the Provincial percentage, is less than half the national figure. More than one third of Saskatoon's 81,610 workers (1981) are employed in the Community, Business and Personal Service sector, illustrating Saskatoon's regional service role.

In 1981, Saskatoon's unemployment rate was 6.1 - 6.7%, exceeding the Provincial rate of 4.6%, but lower than the national average of 7.6%. In 1984 unemployment rose to 11.9% close to the national rate. Throughout the 1970's, new jobs in Saskatoon increased at a rate of 3.5-4.0% per year. Saskatoon's average income in 1983 of $11,648 was lower than the national figure but above the Provincial average.[1]

Table 3
Labour Force by Industry, 1971 and 1981

Industry	Saskatoon (%)		Saskatchewan (%)	
	1971	1981	1971	1981
Primary	3.7	4.5	29.4	24.1
Manufacturing	9.8	9.1	5.4	5.9
Construction	6.3	7.7	4.8	6.1
Transportation and Communication	9.2	8.3	7.5	7.1
Trade	19.1	20.1	13.9	17.9
Finance, Insurance and Real Estate	4.2	5.2	2.8	4.5
Community, Business Personal Service	35.0	35.9	22	27.3
Public Administration and Defence	6.9	6.6	7.1	7.1
Unspecified or Undefined	5.8	2.4	7.1	N/A

Source: Statistics Canada, 1981 Census of Canada

1. Source: The Financial Post - "Canadian Markets 1983".

2.2 Economic Context

The economy of Saskatoon is heavily dependent upon the provision of services to the surrounding agricultural region, although development of the mining industry has diversified this economic base. Saskatchewan currently supplies 13% of the world's uranium demand. Fifteen percent of Canada's known oil reserves are located within 260 km of Saskatoon. The Province produces one third of the world's potash, exporting 95% to the United States. Six of the Province's ten potash mines in operation around Saskatoon, represents an investment of more than one billion dollars. The Government of Saskatchewan has acquired about 50% of the productive capacity of the Provincial potash industry. The six mines in Saskatoon's vicinity employ about 2250 people and are responsible for over $136 million in annual salaries, capital requirements and maintenance.

In 1984 a $1.5 billion heavy oil upgrading plant was announced for Lloydminister. This project together with the development of new uranium and gold mines to the north of Saskatoon will increase the importance of mining to the City's economic base.

Much of the City's manufacturing sector, which employs 9% of the labour force, relies to some extent on the region for its raw materials and markets. About 30 percent of the City's manufacturing activity revolves around food and beverage industries. Food processing accounts for roughly half the employment in this sector, with Robin Hood Multifoods Ltd., Intercontinental Packers Ltd., and C.P.S. Foods Ltd. the largest employers.

Between 1971-85, the City achieved significant diversification in its manufacturing base with the growth of fibre optics, electronics, casting and machinery, telecommunications and industrial control industries. Saskatoon generated a production value of $699 million in 1983, an increase of 29% over 1972. The City is now recognized as the provincial centre for mining and resource development, metal fabricating, textiles, food processing, electronics, research and development, education and health services, and commercial financing. Northern Telecon, Develcon and SED have located in Saskatoon and have successfully marketed their high technology products and expertise worldwide.

Innovative Place, a research park developed by the Saskatchewan Economic Development Corporation, SEDCO, opened in 1981. The park is designed to attract scientifically and technically advanced research firms. The Agriplace Industrial Park was established in 1983 to provide a location for the agglomeration of new agricultural businesses. The park is being considered as a location for a new City Arena and Exhibition Grounds.

2.3 URBAN STRUCTURE

2.3.1 General Structure - The City of Saskatoon has developed in the prairie city style of expansion, outward rather than upward, and presently covers some 14 148 ha. The central business district (CBD) is located in an area bounded by First Avenue, Spadina Crescent, 19th and 25th Streets, with the main strip focussing on 2nd Avenue. Removal of the CN rail yards from the western edge of the CBD in the mid-sixties made way for the development of Mid-Town Plaza, a climate controlled shopping concourse anchored by three major retail outlets and a twelve storey office tower.

The limit of urban development in Saskatoon is well pronounced. Abrupt transition from city to country is visibly apparent at the municipal boundaries and extraneous ribbon development, common to many older and more densely populated urban centres, is absent.

Although the older industrial area abuts the northwestern edges of the CBD along the CPR rail lines, Saskatoon has established six industrial areas to the north, south, east and west of the central urban area.

Open space is very prominent in Saskatoon. Parkland has been preserved along the river banks. The University of Saskatchewan covers 1 032 ha of mainly open space. Institutional land uses are located primarily in the core area or on the University campus. Several recreational areas are scattered throughout the region, including the man-made Blackstrap Mountain, the largest earth filled dam in North America (Gardiner Dam) and Lake Diefenbaker.

2.3.2 Municipal Land Involvement - Unlike many other Western Canadian cities whose post war development seriously depleted municipal land inventories, Saskatoon has land banked some 4897 ha of land since 1955, of which 1740 ha have been developed, and another 1000 ha have been serviced. Land banking began during the depression when many citizens were forced to forfeit their landholdings to the city because of tax arrears. Every area of the city has municipally owned property. This land assembly program has diminished land speculation. City land assemblies, scattered throughout Saskatoon, have influenced practically all land use decisions. This program, which has some degree of control over about 70 percent of the urban area, has extended beyond the city limits. With financial assistance from CMHC and the Province, city officials have managed to purchase or exercise some jurisdiction over tracts to the west, north and east up to 11 km from the municipal boundaries. The parcels are mostly farmland which are left to share cropping until required for urban expansion.

2.3.3 **Transportation** - Saskatoon's street pattern has assumed a basic grid pattern with avenues running north/south and streets running east/west. However, the newest residential subdivisions have adopted a neighbourhood pattern, an irregular road network designed to slow local traffic.

Circle Drive, a by-pass route, will eventually encircle the city. Presently, it is approximately three-quarters completed. Until completion of the ring road, travellers must cross the commercial core. The major highway, the Yellowhead Route, runs through the city from north to south. Five bridges span the South Saskatchewan River, allowing rapid crosstown travel with minimal rush hour congestion.

2.3.4 **Commerce** - The City has assured the growth and prosperity of the downtown core by limiting the development of regional shopping centres. The Mid-Town Plaza was constructed on downtown land leased from Canadian National Railways. Anchored by Eaton's and Sears, the plaza contains over 46 452 m^2 of retail space. Coupled with the large Hudson's Bay Company store two blocks north, the viability of the commercial core of Saskatoon is ensured. Retail sales per capita were first among Canadian cities of over 100,000 in 1982 and 1983[2], emphasizing the regional service role of the community.

2.3.5 **Industry** - Industrial activity in Saskatoon has been segregated into six areas; to the north, the Airport Industrial Area, the Northern Industrial Area and Agriplace Park; to the south, the CN Industrial Site; to the east, the Sutherland Industrial Park and to the west the Meadow Green Estates. The City owns the light industry Airport Industrial Area as well as the Northern and Sutherland Industrial Areas, both having light and heavy industrial capacity. The two privately owned sites, CN Industrial Park and Meadow Green Estates, are zoned light industrial.

There is a plentiful supply of industrial land in the City of Saskatoon. Approximately 121 ha of serviced industrial land is available for development with an additional 120 ha located within a 25 km radius of Saskatoon. There are 365 ha of raw industrial land available.

2.3.6 **Housing** - In the last five years, building permits for single family dwellings comprised 90 percent of the total residential building permits compared to 10 percent for apartments. City planners are encouraging some medium to high density housing development in selected sections of the core area.

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2. Source: Financial Post, 1984

Much of Saskatoon's housing was built in response to the potash boom of the 1950's and '60's, although older type housing rings the core area. The quality and character of housing in the outer core is transitional and deteriorating.

New residential developments have assumed the superblock pattern of neighbourhood planning (i.e. a few large blocks filled with numerous crescents and "cul de sacs" to restrict through traffic). The emergence of the condominium has begun the transition from the traditional single family dwelling neighbourhoods to a more densely populated suburbia resembling eastern urban residential trends. A Neighbourhood Improvement Program (NIP) is active in the Riverdale section of the outer core.

2.3.7 **Community and Recreation Facilities** - Most community facilities are concentrated in or near the core area of Saskatoon. The sprawling 1032 ha riverside campus of the University of Saskatchewan, houses many public and private agricultural scientific research establishments, and is the educational centre of the central prairies. This function is reinforced by the Kelsey Institute of Applied Arts and Sciences, various special schools for people who are blind, deaf, retarded or handicapped, and by the presence of business and teacher's colleges.

Almost one fifth (17.6% in 1981) of Saskatoon is devoted to parkland or recreation areas. Utilizing Provincial public reserves in various combinations with municipal landholdings, Saskatoon has managed to realize the projected planning ratio of 4 ha of public open space for every 1,000 population. More than 110 parks of various sizes are scattered throughout Saskatoon, often abutting school sites or along the river banks. There are various resort areas and adequate indoor recreation facilities.

2.3.8 **Real Estate Market Analysis** - Saskatoon's commercial real estate has historically moved[3] cyclically with the Province's resource sector. During 1979-81, markets for potash, heavy oil and uranium flourished and the commercial real estate market expanded. The situation reversed in late 1981 and throughout 1982, with world recession and a fall in resource demand.

Approximately 4000 to 7000 m^2/annum of office space were absorbed over 1982-84, a major drop from the 23 000 m^2 annual level rented in previous years. A recently constructed building - Scotia Centre, has added 10 684 m^2 of office space and 2800 m^2 of retail space to the market increasing the

3. The A.E. LePage 1985 Real Estate Market Survey

vacancy rate by some 4-5% from a 1984 rate of 13%. A second office tower will be added to this building in 1985-86. Rental rates for core space, after peaking at $113/m^2$ (triple net) in 1981, are approximately $95/m^2$.

Also under construction is a $1 million renovation to the Canada Building - an 8 storey heritage building near the Federal Building Site. A new office building is also planned by Derocher Developments for the south downtown area. Construction will not begin until some pre-leasing has been completed.

Of the three levels of government, the Province owns and leases the greatest amount of space, accounting for 12% of the leased office market in the downtown (table 4). The Provincial government monitors the private sector situation to ensure that any construction plans by Provincial agencies do not worsen the private sector vacancy rate. Municipal growth has been accommodated in the recent 6,000 m^2 addition doubling the size of City Hall.

Land values in the inner downtown core area range from $650-$1,075/m^2. However, a recently completed office tower (Saskatoon Square) on the northeast corner of 4th Avenue and 22nd Street and the current construction of a large hotel/condominium complex at the southeast corner of 4th Avenue and 21st Street have set peak land values of $1,260/$m^2$ along the eastern periphery of the inner core area. Land values in the fringe downtown are lower, ranging from $430-$540/m^2.

Table 4
Downtown Office Space by Tenure (1985)

Ownership	(m^2)	(%)
PUBLICLY OWNED AND OCCUPIED SPACE		
- Federal Government	7 700	3.3
- Provincial Government	25 920	11.2
- City Government	16 940	7.3
TOTAL Publicly Owned Space	50 560	21.8
PRIVATELY OWNED SPACE LEASED TO PUBLIC SECTOR		
- Federal Government	14 495	6.3
- Provincial Government	28 490	12.3
- City Government	480	0.2
PRIVATELY OWNED SPACE		
- Occupied	105 273	45.7
- Vacant	31 701	13.7
TOTAL Privately Owned Space	180 439	78.2%
GRAND TOTAL	230 999	100.0%

Source: "Status Report No. 3, Saskatoon Office Space", Saskatchewan Space Coordinating Comittee, 1982.
- Updated 1985 (adjusted for Scotia Centre and City Hall Expansion)

2.3.9 New Construction - A number of new developments, underway or planned will impact upon the city. Major projects include:

		Year
University of Saskatchewan College of Agr. Bldg.	$ 90 M	85-90
University of Saskatchewan Admin. Bldg. Renovation	5	85-90
City Arena	20	85-86
Gov. of Sask Level Four Care Home	20	85-86
St. Paul Hospital Expansion	50	85-87
University Hospital Expansion	50	85-87
New City Hospital	100	85-87
City Recreational Projects	12	86-87
Develcon Electronics Plant	10	86-87
Agriplex Industrial Division (various projects)	10	85-90
Prairie Land Exhibition Agricultural Complex	10	85-87
Royal Bank Ritz Hotel Project	8	89-90
Fisher Construction Residential Commercial Res.	15	86-87
Northern Telecom Plant Expansion	2	85-86
Boychuk Office Complex	2	86-87
Park Town Hotel/Commercial/Office Complex	9	86-87
SEDCO Centre Expansion	5	86-87
County Fair Plaza	17	85-87
Grant Centre Mall	9	86-87

2.3.10 Local Government Structure - Under the authority of the City Act of Saskatchewan, which empowers City Council to appoint 'one or more commissioners', the municipal government of Saskatoon operates on the council-commissioner system. The council-commissioner system of municipal government occurs almost exclusively in the western provinces of Saskatchewan and Alberta. The Saskatoon City Council consists of the Mayor who is the Chief Executive Officer and ten aldermen, each elected for a three year term. Aldermen are elected by ward; the mayor by city-wide vote.

2.3.11 Urban Planning - The City of Saskatoon does not have a General Municipal Plan. Instead, planning is guided by a Municipal Development Plan Bylaw (1982) which officially replaced the Community Planning Scheme (1966). The Plan, intended to form a guide for the development of Saskatoon to a population of approximately 250,000 is comprised of two major components: the Land Use Policy Plan, and the Phasing of Development Policy Plan.

The major planning initiative for the City of Saskatoon is the $150 million South Downtown redevelopment project which began in 1981 and will extend to 1990. Together the City, the

private sector, the Province and the Meewasin Valley Authority will work toward an aesthetically pleasing development of office, commercial, residential and recreational facilities.

The Meewasin Valley Authority has commissioned the "South Downtown Urban Design Study" (December 1982) as part of their overall responsibility for riverbank development in Saskatoon. The main objective is to open the downtown area to the riverbank. Further objectives are to outline development opportunities in the South Downtown, organize a viable system of vehicular and pedestrian circulation and indicate possibilities for a more active, urban style park for this section of the river's edge.

Creating a link between the existing downtown core southward to the existing Riverside Park is the key element in the design concept. The main elements developed to effect this link are as follows:

1. 2nd Avenue semi-mall: restructuring of 2nd Avenue to improve the quality of the environment for pedestrians and act as a catalyst for both private and public investment.

2. Weather Protected Pedestrian links: the provision of a climate-controlled pedestrian environment linking the South Downtown development areas with the existing core.

3. Riverside Park: the aims are twofold: to continue the park system through downtown and, secondly, to create a more urban quality capable of supporting large numbers of people as well as facilities for mixed activities.

4. Development Opportunities: Blocks 1 and 4 play a key role in effecting the downtown-riverside link and have been singled out for special study. Blocks 2 and 7 present very special possibilities due to their riverside location and existing structures, but are given less detailed study because their development would follow the implementation of Blocks 1 and 4.

   Block 2 does not seem to play an important role in the short term growth of South Downtown, as it is relatively isolated from the rest of the study area by the ramp access to Idylwyld Bridge. Its current industrial land use also gives the immediate area a character not compatible with the design aims of South Downtown. Block 7 will provide opportunities for the location of modest scale buildings of a cultural or institutional character along the 19th Street frontage. Block 3, although totally available for new development, is tied to Block 4 implementation and the existing Midtown Plaza to the north. Blocks 5 and 6 present opportunities for the conservation of existing properties tied together with new construc-

tion. New buildings would be of a smaller scale than those in Block 4 and would provide ideal opportunities for the development of downtown residential accommodation.

The project has been designed with a view to incremental development with both public and private inputs.

2.4 Problems

In the context of this report, problems refer to those community concerns which tend to be chronic or non-controversial.

a. Problem: Saskatoon's economy has been traditionally focussed on service to an agricultural region. Though the city has succeeded in diversifying its economy over the past decade, agriculture still dominates the city economy. Fluctuating commodity prices and demand together with variable yields impacts upon the city economy cyclically.

b. Problem: The region's relative isolation from larger population centres has impeded substantial diversified industrial growth.

3.0 GOVERNMENT LAND PLANNING OBJECTIVES AND POLICIES, COMMUNITY CONCERNS AND ENVIRONMENTAL ISSUES

The land planning objectives of the various levels of government, federal, provincial, regional and municipal are presented as criteria to help assess the appropriateness of the current use of federal holdings in the communities under study. The objectives range from the general (federal and, to some extent, provincial), implying broad national or regional concerns, to the specific (regional and municipal) indicating detailed directions for community growth and change. The reader will note that objectives are what each government attempts to achieve in a particular policy area and that programs and projects represent increasingly more specific means to achieve the stated objectives.

3.1 Local Objectives

A. General

(i) Objective: To decide on the future form and location of urban growth.

Proposal: Municipal Development Plan approval by Province in December 1982.

(ii) Objective: Ensure an ample supply of reasonably priced land for industrial, residential, commercial or other uses.

Proposal: An ongoing program by the city and private firms to prepare lands (access, services) for anticipated requirements.

B. Transportation

(i) Objective: To provide efficient urban by-pass by means of a ring road.

Program: Construction of an inner ring road, Circle Drive, is underway in a staged program.

Project: 3 of the 4 quadrants of Circle Drive have been completed. Within these three quadrants two lane roadways are currently being upgraded to 4 divided lanes.

(ii) Objective: To ensure ample circulation systems for the city's future traffic growth.

Projects: The recommendations of a transportation study, commissioned by the city in 1976-77, are currently being implemented.

Continued upgrading of Idylwyld Drive from 4 lanes undivided to 4 lanes divided is underway. Other arterial roads have been extended and new interchanges completed. A new interchange at Idylwyld and 51 St. is planned.

C. Industrial

(i) Objective: To provide prospective industrial developers with reasonably priced serviced industrial land.

Project: City development of industrial zoned lands in order to maintain a bank of serviced industrial land has been undertaken.

(ii) Objective: To provide for a more stable economy through diversification of the economic base.

Project: The city's industrial development commission is promoting the City as a location for higher technology enterprise.

D. Commerce

(i) Objective: To maintain and improve the viability of the CBD.

Proposal: South Downtown Redevelopment Plan.

Project: Described on page 11.

E. Residential

(i) Objective: To encourage more people to reside in the core area.

Proposal: To provide medium density housing within the core area.

Project: Multi-unit apartment complexes are slated for the downtown area.

(ii) Objective: To provide adequate senior citizens' housing.

Program: To provide homes for the aged that stimulate community spirit while ensuring self-sufficiency (or adequate health care for the ill and disabled).

Project: Senior citizen housing developments are presently under construction in several areas of the city.

3.2 Provincial Objectives

A. General

(i) Objective: To reduce regional disparity by encouraging social and economic development of smaller communities and regional areas.

(ii) Objective: To protect and husband the natural resources of the Province.

B. Industry

(i) Objective: To promote, through grants and incentives, increased industrial development with emphasis on stabilizing smaller municipalities.

(ii) Objective: To regulate, by means of resource taxation and direct operational involvement, the potash mining industry.

C. Residential

(i) Objective: To ensure an adequate supply of good quality, affordable housing of mixed types.

D. Institutional

(i) Objective: To foster a conscientious program directed towards decentralization of certain government services.

3.3 Federal Objectives

Federal Land Management (FLM) Policy

It is the policy of the government that the federal real property be managed economically and efficiently and that it be managed so as to combine the efficient provisions of government services with the achievement of wider social, economic and environmental objectives.

Other Objectives

The following federal objectives were primarily derived from the First Annual Review of the Senior Interdepartmental Committee on Urban Affairs and other federal policy documents.

A. General

1. To achieve a more balanced pattern of growth in metropolitan areas.

2. To achieve a more balanced pattern of cities and towns, with increased emphasis on small, medium size and new communities.

3. To improve the physical environment of larger urban centres.

4. To improve the social environment of larger urban centres.

5. To contribute toward the efficient and effective development and use of urban services.

6. To encourage the efficient use of scarce energy resources.

B. Program-Related

1. To ensure an adequate supply of serviced residential land.

2. To conserve and improve stable, low and moderate income residential areas.

3. To promote neighbourhood conservation and revitalization.

4. To assist in the development and rehabilitation of housing for rural and native groups.

5. To enhance the quality of the environment by the improved management and utilization of natural resources.

6. To realize the potential of each region, through economic and social development.

7. To attract investment into relatively slow growth areas.

8. To provide facilities to foster the optimum development of marine transportation.

9. To preserve Canada's historic heritage.

10. To preserve lands of particular ecological value.

11. To assist municipalities in undertaking a program of rail relocation.

12. To ensure that federal government institution do not build or support any future flood-vulnerable developments in flood risk areas.

4.0 FEDERAL PROPERTIES

4.1 FEDERAL PROPERTY CHARACTERISTICS

Table 5
Federal Property Holdings by Department

Department	No. of Sites	Total Site Area (ha)	Building Area (gross) m^2
AGR	5	109.72 (some leased)	22 452
CP	2	1.87	9 137
CSC	1	26.3 (leased)	8 276
EC	1	2.06 (leased)	2 482
DND	2	4.2	6 918
NCR	2	1.95 (some leased)	9 540
PWC	4	20.12	9 855
RCMP	2	0.37	2 558
TC	8	838.53	23 449
VAC	1	3.65	3 301
TOTAL	28	1 008.85	97 968

There are several concentrations of federal sites in Saskatoon including; the core area (6 sites - 1.08 ha); the university campus area (9 sites - 141.37 ha leased); the airport area (6 sites - 753.84 ha); the remaining sites are scattered throughout southern Saskatoon.

In Saskatoon, many federal properties are used for research activities. The mutual advantages of agglomeration has resulted in five departments locating on the University campus. These government departments operate from Crown-owned buildings constructed on land leased (long-term) from the university.

4.2 Leased Space

Table 6
Summary of PWC Crown-Owned Space and PWC Managed Leased Space (October 1984)

DEPT.	CROWN OWNED BUILDINGS	RENTABLE SPACE	OTHER PROPERTY	LEASED SPACE (RENTABLE)
Agr	Federal Building	692 m^2	Avord Tower Saskatoon Square Sales Pavilion Administration Bldg.	916 m^2 660 m^2 28 m^2 27 m^2
CCAC			3421 - 8th St. E.	391 m^2 105 m^2
CGC			Union Hall	36 m^2
CCT			Rych John Bldg.	702 m^2
CEO	Federal Building	28 m^2	Simmie-McClocklin	385 m^2
EIC	Federal Building	3248 m^2	-	69 m^2
CSC			- Financial Building - -	1992 m^2 140 m^2 538 m^2 194 m^2
CP	Post Office Building	6894 m^2	Bulk Mail Processing Neiner-Kratt Bldg. Post Office	3809 m^2 692 m^2 464 m^2
GTA			Financial Building	63 m^2
HWC	Federal Building	154 m^2	-	70 m^2
			Financial Building	251 m^2
EMR			Atrium 4	292 m^2
EC			-	111 m^2
INA	Federal Building	866 m^2	-	
JUS			Centre Development	578 m^2
Lab	Federal Building	153 m^2	-	
ND			Marquis Towers	251 m^2
NFB			Avord Towers	452 m^2

DEPT.	CROWN OWNED BUILDINGS	RENTABLE SPACE	OTHER PROPERTY	LEASED SPACE (RENTABLE)
Pass-port office	Federal Building	101 m^2		
PWC	Federal Building Post Office Bldg.	736 m^2 46 m^2	Hanselman Court Pakwa Place	1046 m^2 37 m^2
Reg. Ind. Exp.			Bessborough Hotel	2 225 m^2
RC	Federal Building Post Office Bldg.	647 m^2 75 m^2	CIBC Building	3 945 m^2
Sec. of State			Financial Building	187 m^2
SGC			Cumberland Square	168 m^2
SSC	Federal Building	389 m^2		
TC			Atrium 4	63 m^2
VAC		1 380 m^2		
TOTAL		15 409 m^2		20 887 m^2

PWC manages approximately 29 106 m^2 of space for 27 clients (excluding CP). The ratio of Crown-owned to leased space is currently 42:58. Two thirds of the leased space is occupied by four federal departments: CP, Revenue Canada, Correctional Services Canada and Regional Industrial Expansion. The total contract rent on leased space is $1.5 m; at 1984 market rents this figure would be 45% greater at $2.27 m.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 1

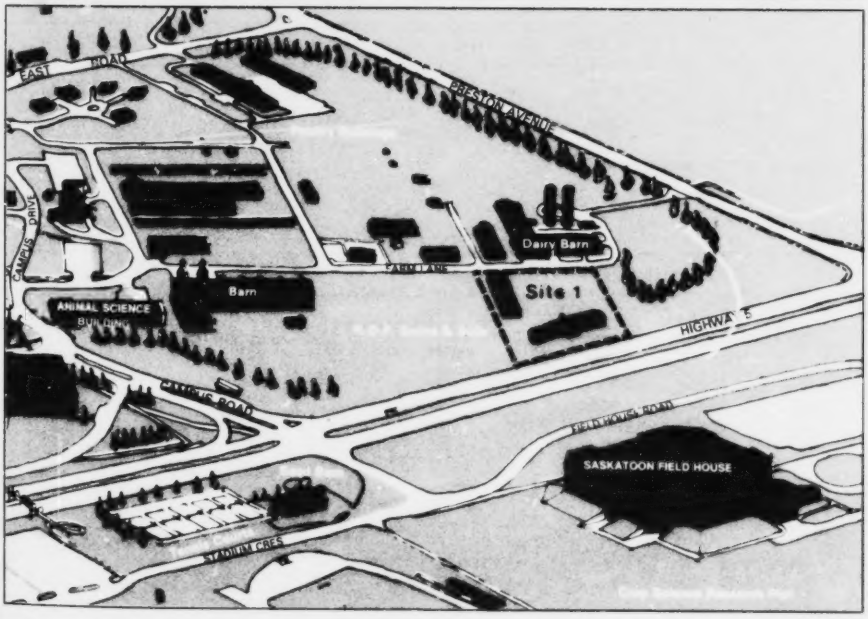
Swine Testing Station
Station d'essai sur les porcins

Farm Lane (U. of S.), Saskatoon
Ruelle Farm (U. de la S.), Saskatoon

OWNER PROPRIETAIRE
Agr Agr

CRPI RIC
4711066 010 AGRO 14140
4711066 010 AGRO 14143

STUDY YEAR ANNEE D'ETUDE
1985



PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.24 ha* (leased)	Irregular	Parcel in SE Sec. 34, Twp. 36, Range 5 W3M	1937 (leasehold)*

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Slightly above grade, level site

USE	SERVICES AVAILABLE
40% structures, 60% animal yards and grounds	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	825 m^2	-	825 m^2	1937	None (to be reviewed by FHBRO)

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood	Recent replacement - wiring, water system, heating system	Fair	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Agr	825 m^2	-	Research	2

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Storage shelter	-	Fair	Hay storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Institutional, open space	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Surrounding agricultural land use; proximity to other agricultural research centres.	By car	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Entrance ramp	Roof repair; improve site drainage

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$2,050 (1983)	-	-	$1,166 (1982)

ADDITIONAL INFORMATION

* Nominal lease from the University of Saskatchewan.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 2

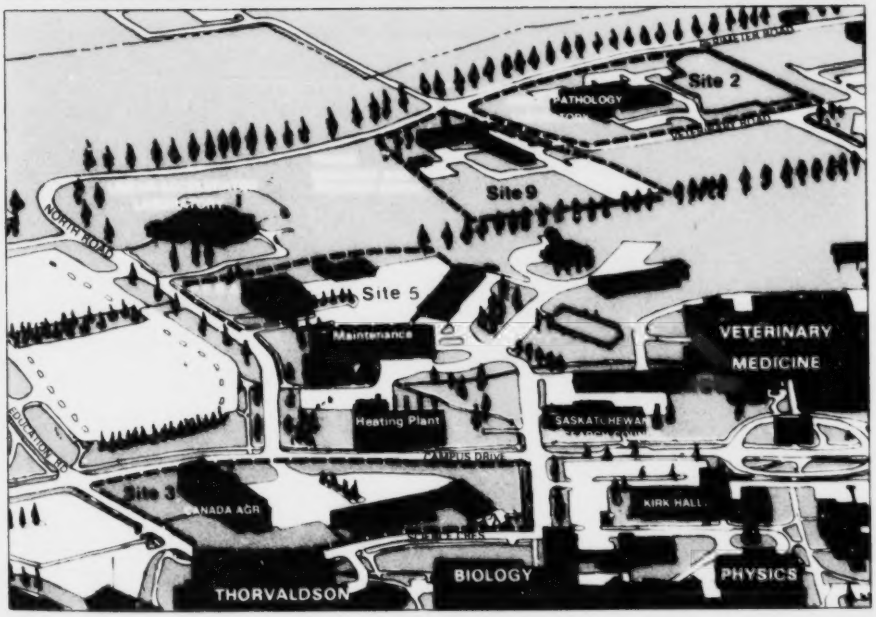
Animal Pathology Laboratory
Laboratoire de pathologie animale

116 Veterinary Road (U. of S.), Saskatoon
116, chemin Veterinary (U. de la S.), Saskatoon

OWNER PROPRIÉTAIRE
Agr / Agr

CRPI RIC
4711066 010 AGR0 14141
4711066 010 AGR0 14142

STUDY YEAR ANNÉE D'ÉTUDE
1985



PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.43 ha* (leased)	Irregular	Parcel D NE¼, Sec. 34, Twp. 36 Range 5, W3M	1976* (leasehold)

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Largely level, landscaped campus property

USE	SERVICES AVAILABLE
12% structure, 10% animal enclosure, 78% landscaped	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	2 985 m^2	1 883 m^2	1 883 m^2	1976	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete	Lab conversion $77,000 (1982)	Excellent	35 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Agr	1 278 m^2	-	Research & diagnostic services	39
		604 m^2	-	Office	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 storage sheds	14 m^2	Good	Storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Institutional, open space	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to university and other federal research labs	By car; bus within 1 km	30 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	Animal shelter facilities depending on program requirements

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$427,900 (1984)	-	-	$56,906 (1982)

ADDITIONAL INFORMATION

* This property is leased for $1/year, from the University of Saskatchewan for 21 years, from January 1974 with 2 equal renewal options.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 3

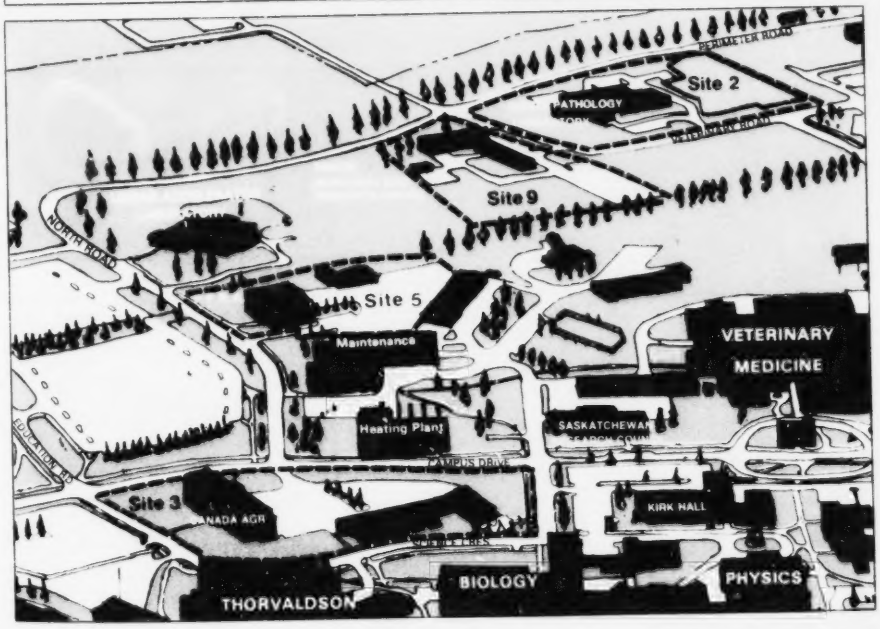
Plant Improvement and Protection Laboratory
Laboratoire d'amélioration et de protection des végétaux

107 Science Crescent (U. of S.), Saskatoon
107, Croissant Science (U. de la S.), Saskatoon

OWNER PROPRIETAIRE
Agr Agr

CRPI RIC
not in the CRPI pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1985



PROPERTY DESCRIPTION

(3) AGR PLANT IMPROVEMENT AND PROTECTION LABORATORY

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.32 ha* (leased)	Irregular	Parcel A in S½ Sec. 34, Twp. 36, Range 5 W3M	1957 (leasehold)*

ZONING	PHYSICAL CHARACTERISTICS
(AG) Agriculture	Flat, attractively landscaped site

USE	SERVICES AVAILABLE
30% building; 70% parking, landscaping	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	4	6 565 m^2	6 500 m^2	-	1957	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete, stone	-	Fair	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Agr	3 600 m^2 2 900 m^2		Research laboratory Office	105 (Research Farm Included)

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Greenhouse	2 407 m^2	Fair/Excellent (1957-construction) (1979-addition)	Research

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Institutional	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to university and other federal research centres	By car; bus within 1 km	110 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	New roof within 5 years

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$309,100 (1982)	-	-	$1,166 (1982)

ADDITIONAL INFORMATION

* This property is leased for $1/year from the University of Saskatchewan for 21 years from January, 1974 with 2 renewal options.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 4

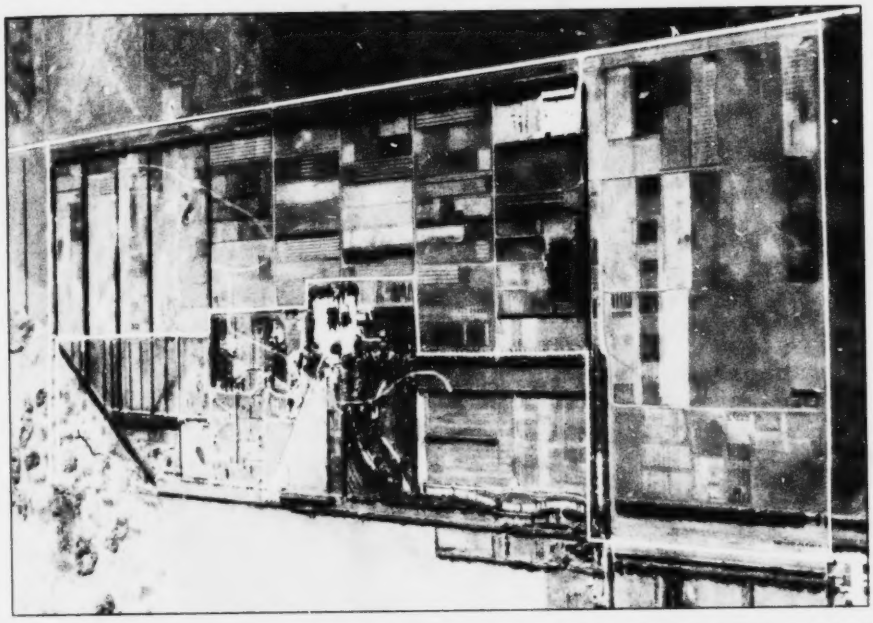
Research Farm
Ferme de recherches

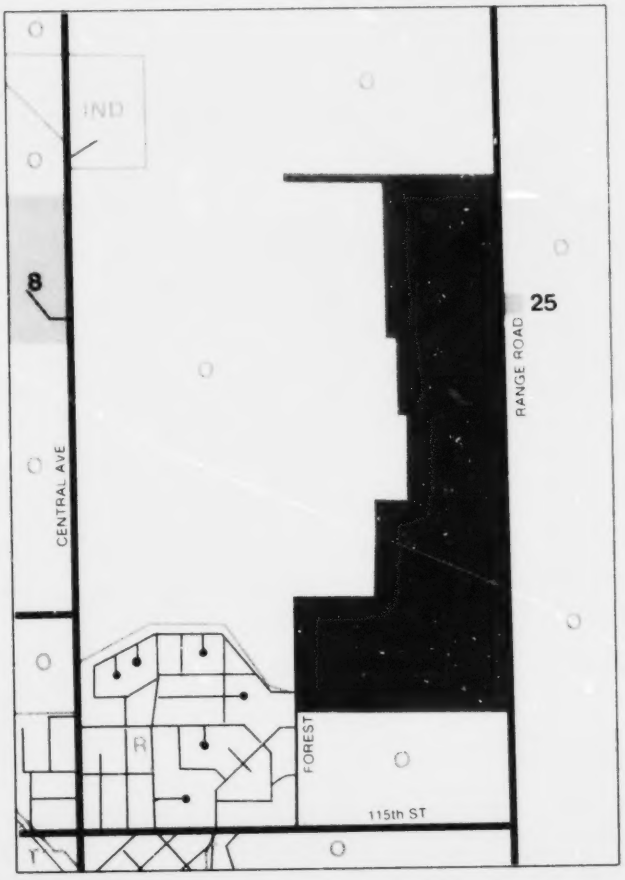
Range Road, Saskatoon
Chemin Range, Saskatoon

OWNER PROPRIÉTAIRE
Agr Agr

CRPI RIC
4711066 010 AGR0 14139

STUDY YEAR ANNEE D'ÉTUDE
1985





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE AND LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE ET TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

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m

Scale Échelle 1:25,000

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
103.59 ha	Irregular	Part SE 12, Part NE1, SE1, Twp. 37, Range 5, W3M; Parcel D, Plan 73, S03402*	1931/$5,000

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural R2 Residential (Parcel D)	Level site, cultivated farmland

USE	SERVICES AVAILABLE
99% farmland; 1% structures, laneways, parking	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
6	1	9 260 m^2	-	-	1950, 1952, 1953, 1955, 1960, 1966 ($2,875,000)	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
6	Galvanized steel, wood	-	Fair	15 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
6	Agr	9 260 m^2	-	Granaries, machine shop, garage, storage	105 (Site No. 2 included)

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
RIA R2 RM Residential B1 Commercial	Agricultural, open space, residential	Low

TRENDS	PLANNED CHANGE
Continued residential development	Servicing for future residential development

OPERATION

REQUIREMENTS	ACCESS	PARKING
Good quality farmland, long term tenure, proximity to other research centres	By car	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
-	Would like to acquire 58.72 ha for expansion of property to the east

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$15,000 (1982)	-	$1,944,000 (land only)**	$29,462 (1982)

ADDITIONAL INFORMATION

* More precisely described in titles 74-E-38, 73-S024732.

** Based on agricultural, not residential, land value, 1981 appraisal.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 5

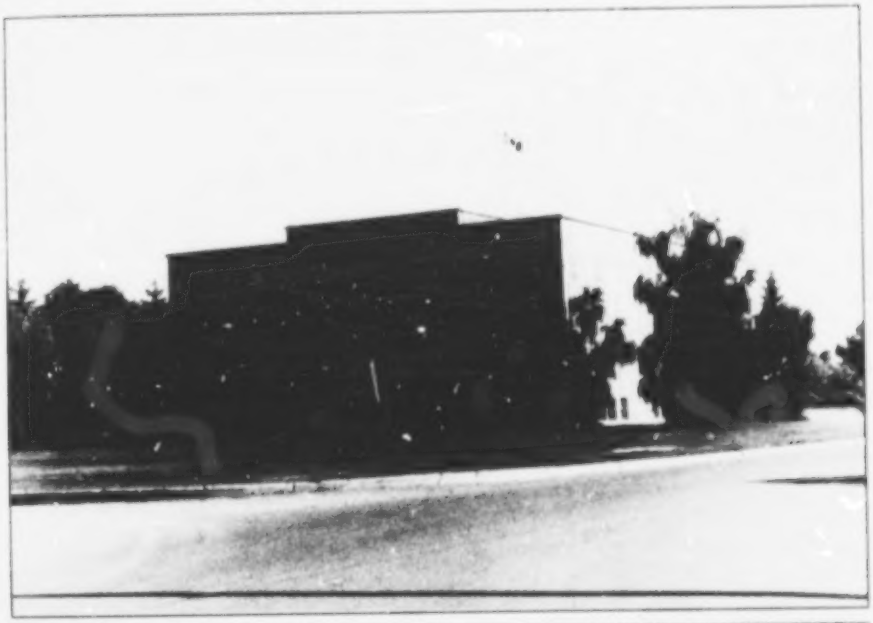
Prairie Farm Rehabilitation Administration Building
Immeuble de l'Administration du rétablissement agricole des Prairies

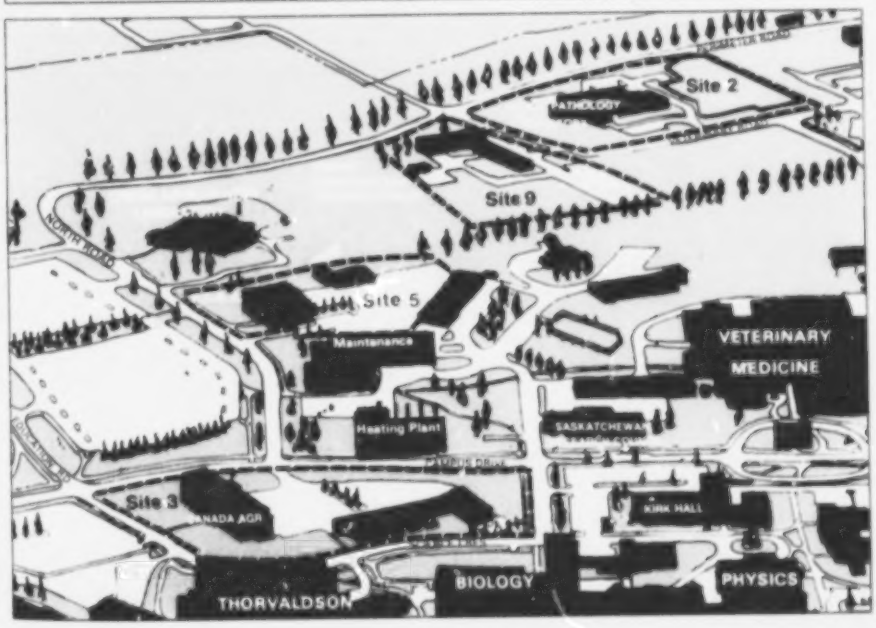
North Road (U. of S.), Saskatoon
Chemin North (U. de la S.), Saskatoon

OWNER / PROPRIÉTAIRE
Agr Agr

CRPI RIC
47 11066 010 AGR0 14165
47 11066 010 AGR0 14166

STUDY YEAR / ANNÉE D'ÉTUDE
1985





PROPERTY DESCRIPTION

(5)* AGR PRAIRIE FARM REHABILITATION ADMINISTRATION BUILDING

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.14 ha (leased)**	Irregular	Parcel in SE¼ Sec. 34, Twp. 36, Rge. 5	1949/ -

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Level, attractively landscaped

USE	SERVICES AVAILABLE
50% building, 10% open space, 40% parking	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	2 817.2 m^2	-	2 061 m^2	1958	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Masonry	Roof repair Asbestos removal	Good	20 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Agr	107 m^2	-	Storage	
		1 345 m^2	-	Laboratory	68
		609 m^2 (usable)	-	Office	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
3 galvanized steel sheds	One storey	Good	Storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Institutional, open space	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to university and other federal research laboratories	By car; bus within 1 km	70 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$56,541 (1982)	-	-	$29,462 (1982)

ADDITIONAL INFORMATION

*Formerly known as DREE Soil Testing Center (ASC - 1978)

**The property is leased for $1/year from the University of Saskatoon for 21 years from January 1978 with two renewal options.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 6

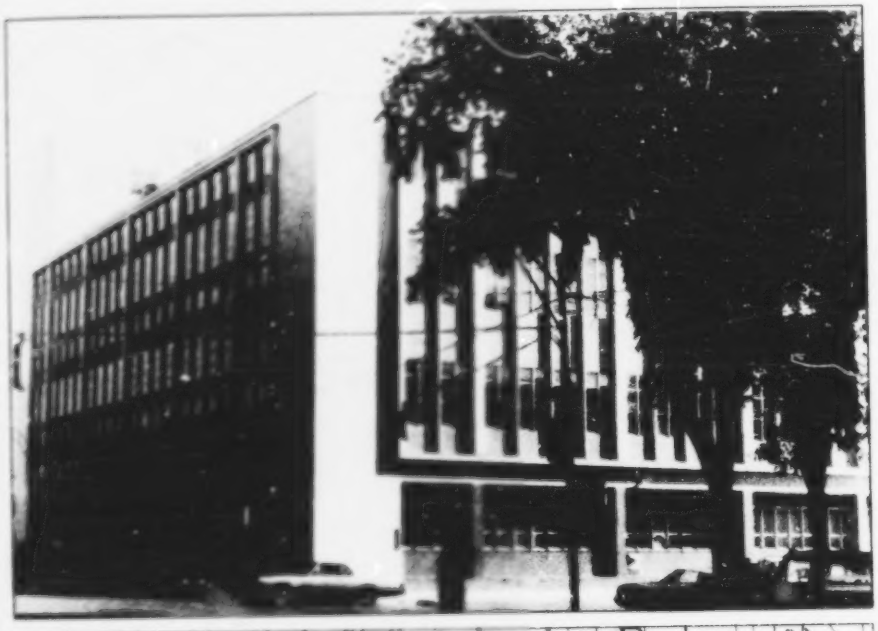
Post Office
Bureau de poste

202 - 208, 4th Avenue North, Saskatoon
202 - 208, 4e avenue nord, Saskatoon

OWNER PROPRIETAIRE
CP PC

CRPI RIC
4711066 010 CPO0 14178

STUDY YEAR ANNEE D'ETUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES

PROPERTY DESCRIPTION

CP POST OFFICE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.26 ha	61 m x 42.7 m	Lots 1,2,3,4, Block 170, Plan Q2	1914/1957/$163,000

ZONING	PHYSICAL CHARACTERISTICS
B6 Downtown Business District	Level site

USE	SERVICES AVAILABLE
95% building, 5% parking/loading facilities	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	4	9 137 m^2	7 289 m^2	6 534 m^2	1961/$1,455,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete	Recent boiler conversion	Good	25 years to 2007

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	PWC	46 m^2	-	Storage	-
	CATERPLAN	275 m^2	-	Restaurant	
	CP	6 968 m^2	-	Operational - letter processing customer services	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
B6 Downtown Business District	Commercial, institutional, residential	Medium to high

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Easy public access and proximity to parking	By bus, car, foot	9 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
-	Eventual consolidation of bulk and letter mail operations at an airport location

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$290,000 (1982)	$732,168 (1982)	$4,350,000 (1981)*	$110,610 (1982)

ADDITIONAL INFORMATION

* Taken from 1981 appraisal.

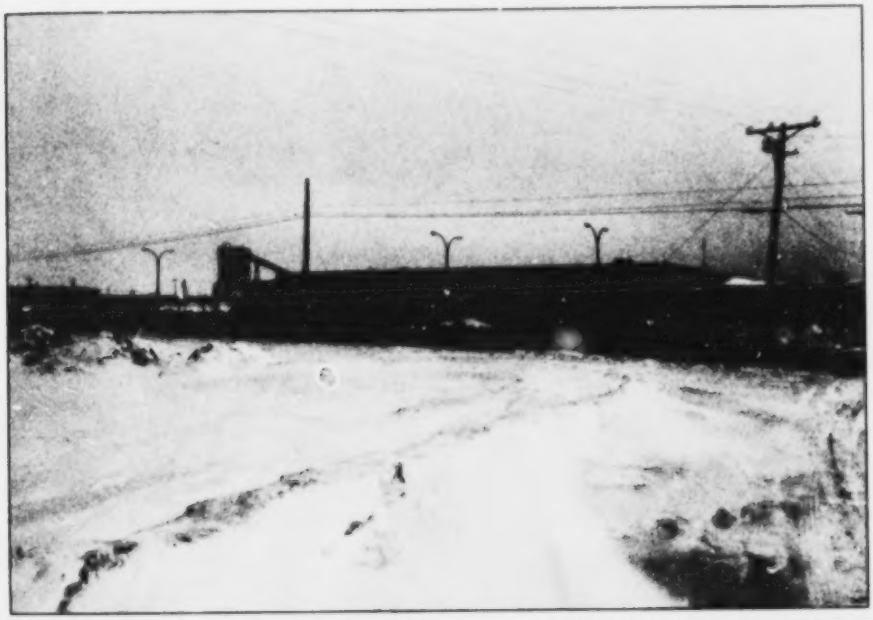
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

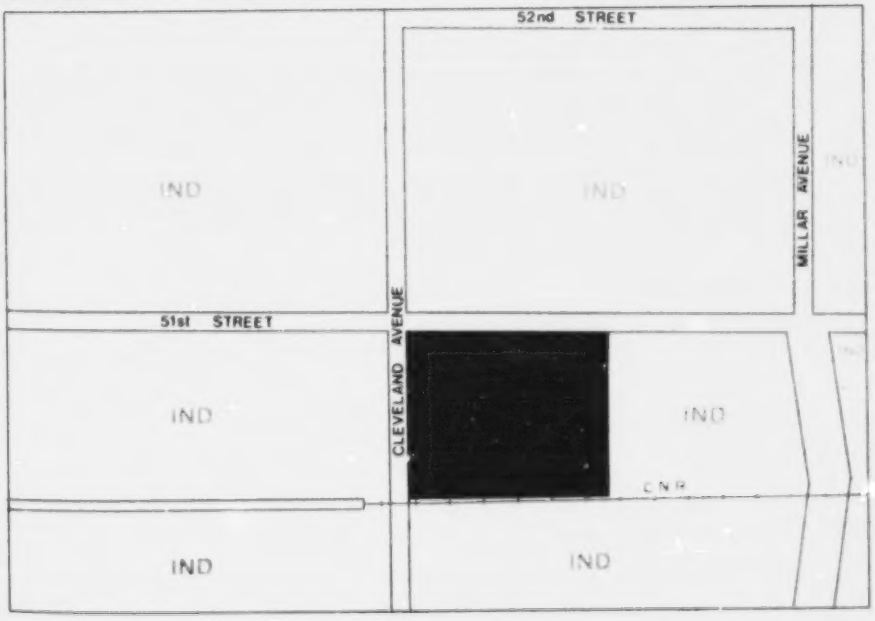
Site 7

Bulk Mail Processing Plant
Établissement de traitement du courrier en vrac

601 - 1st Avenue, Saskatoon
601 - 1re avenue, Saskatoon

OWNER PROPRIÉTAIRE CP PC
CRPI RIC 4711066 011 CPO0 14187
STUDY YEAR ANNÉE D'ÉTUDE 1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (7) CP - BULK MAIL PROCESSING PLANT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.61 ha	145.1 m x 111.4 m	*	1984/$2,680,000

ZONING	PHYSICAL CHARACTERISTICS
ID4 Industrial	Level Site

USE	SERVICES AVAILABLE
29% building, 71% parking/loading areas	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	4 477.6 m^2	4 376.6 m^2	4 277.0 m^2	1976	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete Block	Bldg. refit	Good	25 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	4 377 m^2	-	Bulk Mail Processing	60

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Mainly commercial	Medium

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Access to major transportation arteries, large site, loading area	Vehicle	62 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$229,000	-	$2,680,000 (acquisition cost)	$29,204 (1984)

ADDITIONAL INFORMATION

* Lots 5 & 6 and most westerly 92' of Lot 7 except all that portion of Lot 5 included in Plan 66-S-03715 Block 469.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 8

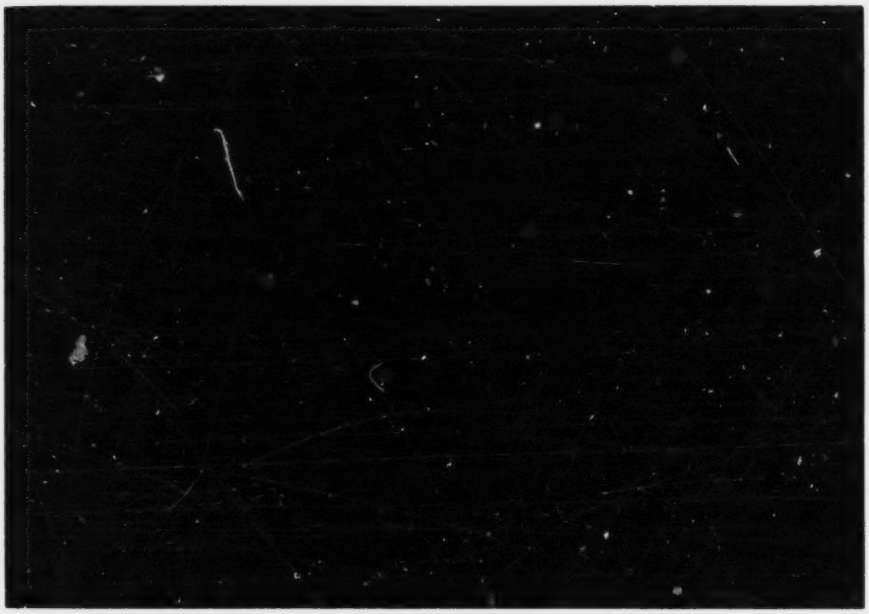
Regional Psychiatric Centre
Centre psychiatrique régional

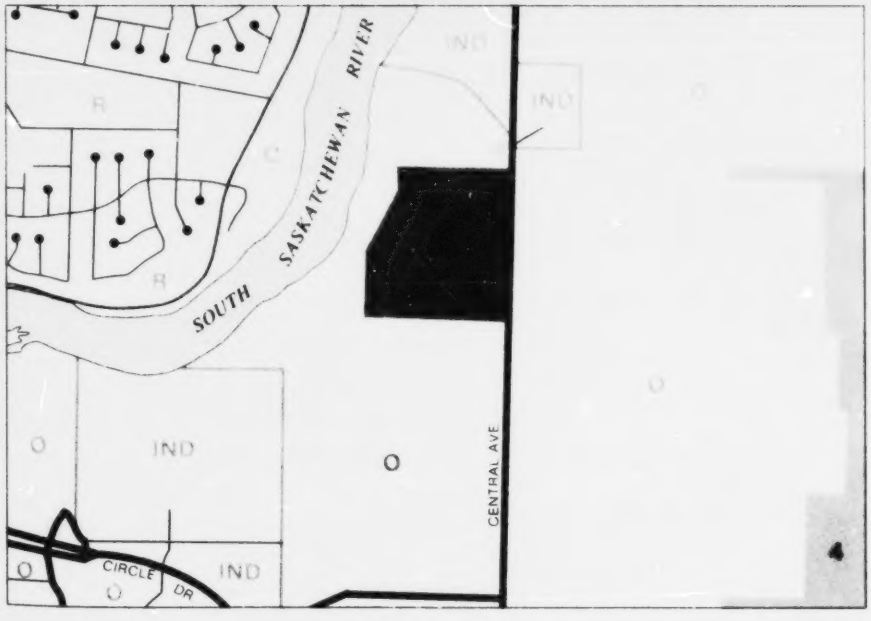
Central Avenue (U. of S.), Saskatoon
Avenue Central (U de la S.), Saskatoon

OWNER PROPRIETAIRE
CSC SCC

CRPI RIC
4711066 010 PEN0 14162
4711066 010 PEN0 23238

STUDY YEAR ANNEE D'ETUDE
1985





Scale Échelle 1:25,000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
26.32 ha* (leased)	513 m x 513 m Irregular	Parcel B, Plan 76S21090	1975 (leasehold *)

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Level site

USE	SERVICES AVAILABLE
3% structure, 2% parking; 95% security and buffer zone	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	8 276.1 m^2	7 276 m^2	-	1976/$8,869,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete, block, brick veneer	-	Excellent	35 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CSC	451 m^2	-	Administration	192
		835 m^2	-	Operational	
		6 990 m^2	-	Institutional	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Sheds	11.9 m^2	Good	Shelter
	73.4 m^2		Storage
Guardhouse	137.0 m^2	Good	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Agricultural, open space, industrial	

TRENDS	PLANNED CHANGE
Stable	Minor renovations planned on front entrance; electronic perimeter security system; expansion of parking area

OPERATION

REQUIREMENTS	ACCESS	PARKING
Isolated location - minimum 3.2 km from residential area; proximity to urban medical facilities; strict security	By car	128 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Fully equipped	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$254,763 (1983)	-	-	$154,610 (1982)

ADDITIONAL INFORMATION

* Land is held in 21 year lease from 1975, $1/annum renewal subject to trust from University of Saskatchewan.

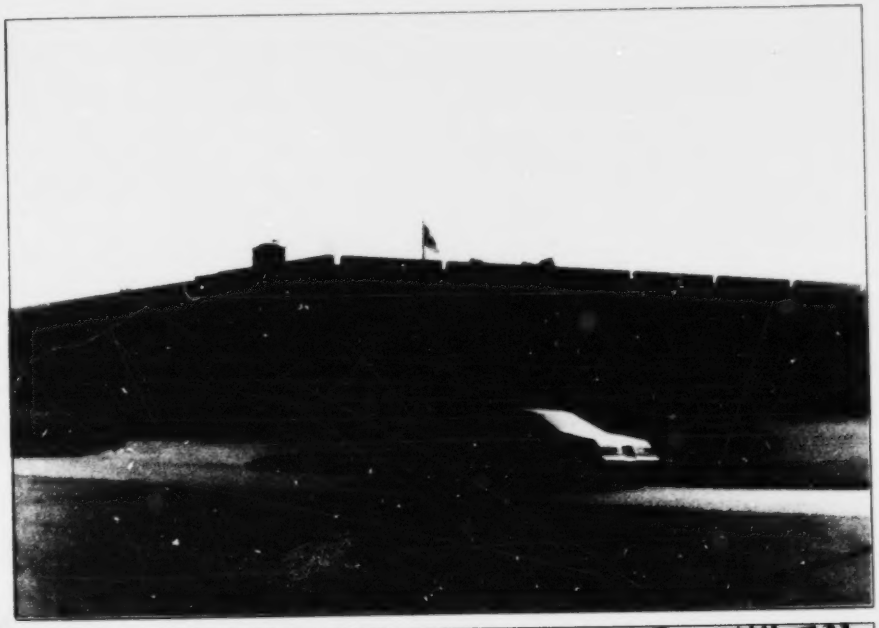
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

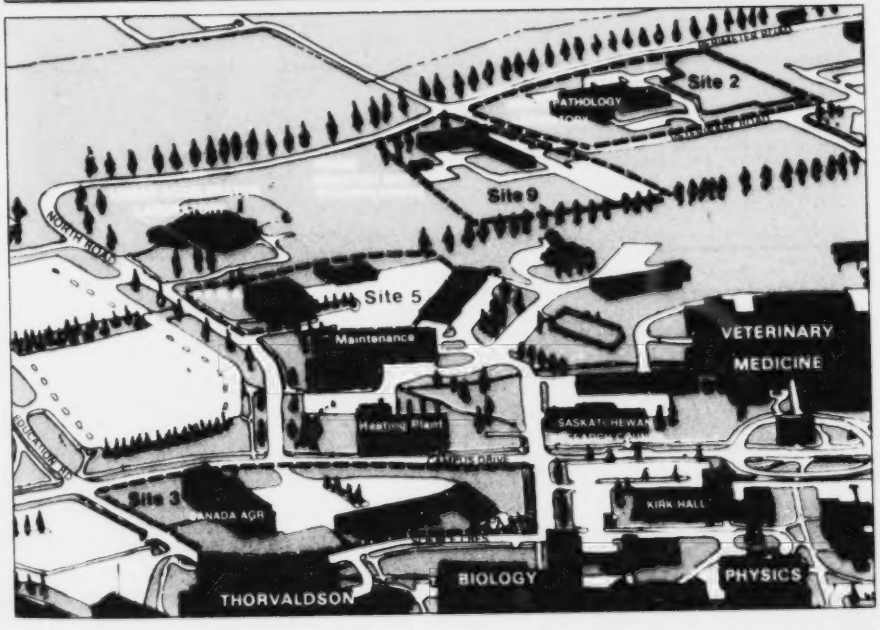
Site 9

Prairie Migratory Bird Research Centre
Centre de recherche sur les oiseaux migrateurs des Prairies

Perimeter Road (U. of S.), Saskatoon
Chemin Perimeter (U. de la S.), Saskatoon

OWNER PROPRIETAIRE
EC / EC
CRPI RIC
4711066 010 DOE3 14145 4711066 010 DOE3 14146
STUDY YEAR ANNEE D'ÉTUDE 1985





PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.06 ha (leased)*	Irregular	Parcel in NE¼, Sec. 34, Twp. 36, Range 5	1965

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Landscaped campus property

USE	SERVICES AVAILABLE
6% structure, 94% open space	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	2 304 m^2	-	2 023 m^2	1966, 1974	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete	New wing (74)	Good	25 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	EC	2 023 m^2	-	Research	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Shed	178 m^2	Good	Storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Institutional, open space	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to university, other federal research centres	By car; bus within 1 km	65 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	Renovation to provide additional lab space for Department of Inland Waters

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$70,400 (1982)	-	-	$38,029 (1982)

ADDITIONAL INFORMATION

* Leased from University of Saskatchewan for 21 years from 1965 - options for 2 equal renewals.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 10

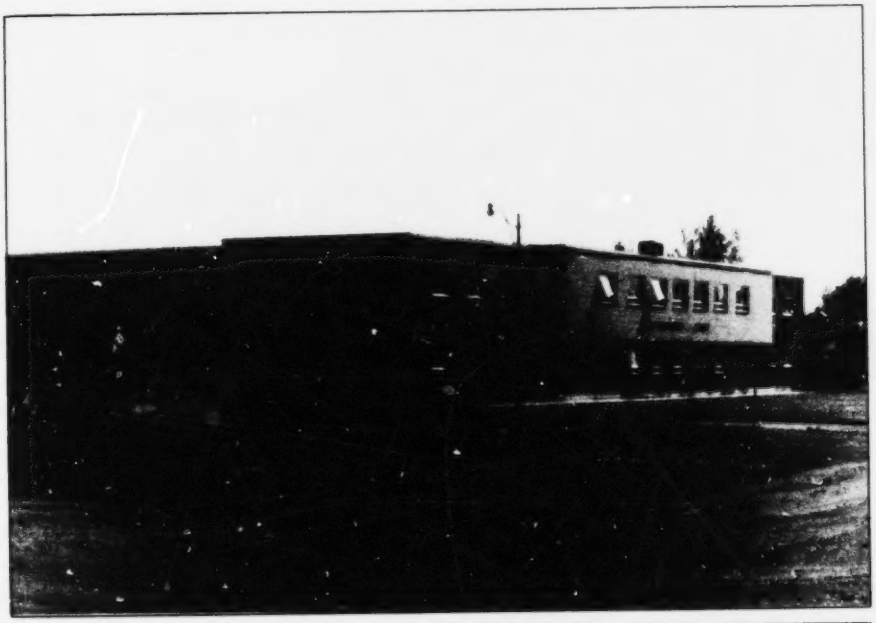
Hugh Cairns Armoury
Manège militaire Hugh Cairns

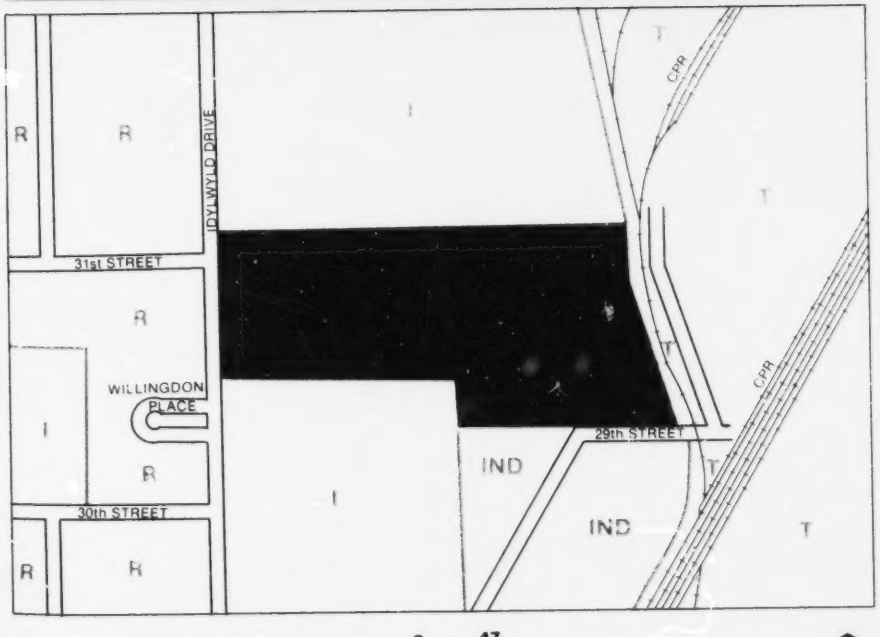
Idylwyld Drive at 31st Street, Saskatoon
Promenade Idylwyld à l'angle de la 31e rue, Saskatoon

OWNER PROPRIÉTAIRE
ND / DN

CRPI RIC
4711066 011 DND0 14171

STUDY YEAR ANNÉE D'ÉTUDE
1985





Scale / Échelle 1:4,680

0 47
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
3.8 ha	Irregular (78 m frontage)	Part of Parcel J, Plan BV6120 NW¼ S. 33, Tp. 36, R5, W3M	1949/$16,000

ZONING	PHYSICAL CHARACTERISTICS
M3 Institutional	Level, grassed site, centrally located

USE	SERVICES AVAILABLE
5% structures, 5% parking; 90% grounds	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	2 691 m^2	2 318 m^2	1 982 m^2	1960	None
2	1	160 m^2	160 m^2	-	1973	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	-	Fair	45 years
2	Frame	-	Fair	30 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	252 m^2	-	Office	
		1 052 m^2	-	Operational	13
		631 m^2	-	Common Areas	
		383 m^2	-	Storage	
2	ND	160 m^2	-	Training Buildings (2)	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 sheds	24 m^2	Good	Storage
2 ATCO Trailers	135 m^2	Good	General Purpose

SURROUNDING AREA

ZONING	LAND USE	DENSITY
RM1, RM4 Residential M3 Institutional	Industrial, Institutional, residential	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Convenient access	By car	25 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	Possible construction of storage space for HMCS Unicorn

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$113,100 (1983-1984)*	-	-	$52,851 (1982)

ADDITIONAL INFORMATION

* Includes caretaker salaries, maintenance, gas, electricity, water/sewer, snow/garbage removal; maintenance costs in 1983/1984 were approx. $28-32,000 higher than yearly averages.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 11

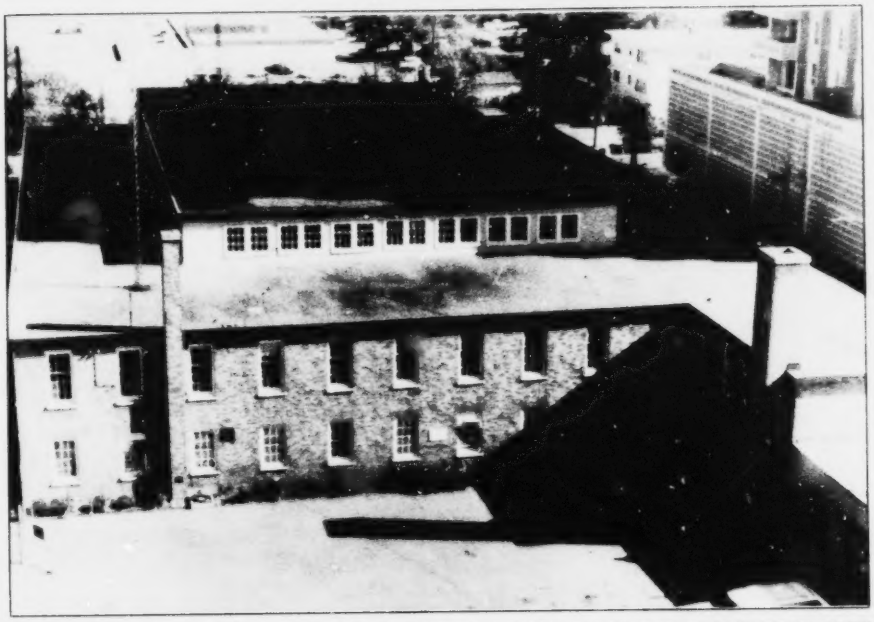
HMCS Unicorn

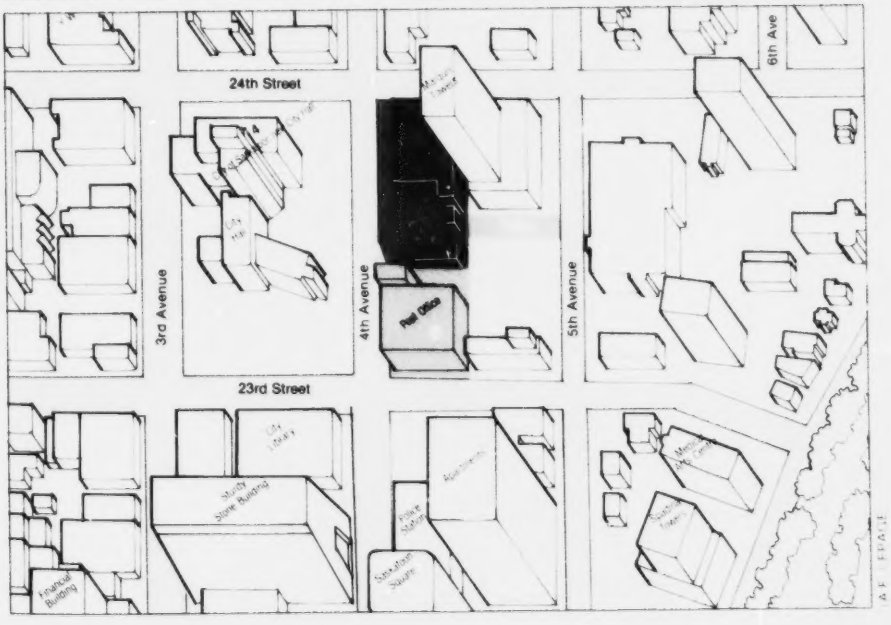
4th Avenue and 24th Street, Saskatoon
À l'angle de la 4e avenue et de la 24e rue, Saskatoon

OWNER / PROPRIÉTAIRE
ND / DN

CRPE ID
471066-011-DND0-14170

STUDY YEAR / ANNÉE D'ÉTUDE
1985





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.39 ha	42.67 m x 91.44 m	Lots 5-10, Blk 170, Plan Q2	1943/$4,000

ZONING	PHYSICAL CHARACTERISTICS
B6 Downtown Business District	Level site

USE	SERVICES AVAILABLE
75% structure; 25% parking and parade grounds	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	3 779 m^2	-	2 727 m^2	1943 ($384,000)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	None	Fair	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	1 083 m^2 1 046 m^2 413 m^2 185 m^2		Common areas Operational Office Storage	8

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Operational	153 m^2	Fair	Small arms fire

SURROUNDING AREA

ZONING	LAND USE	DENSITY
B6 Downtown Business District	Residential, institutional, open space	Medium

TRENDS	PLANNED CHANGE
Higher density redevelopment	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Convenient access	By bus, car	30 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$256,740 (1983-1984)*	-	$2.0 M (1983)**	$32,819 (1982)

ADDITIONAL INFORMATION

* Includes caretaker salaries, maintenance, gas, electricity, water/sewer, snow/garbage removal; maintenance costs were approx. $137-142,000 higher than yearly averages.

** Land only, at current rate $540/$m^2$.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 12

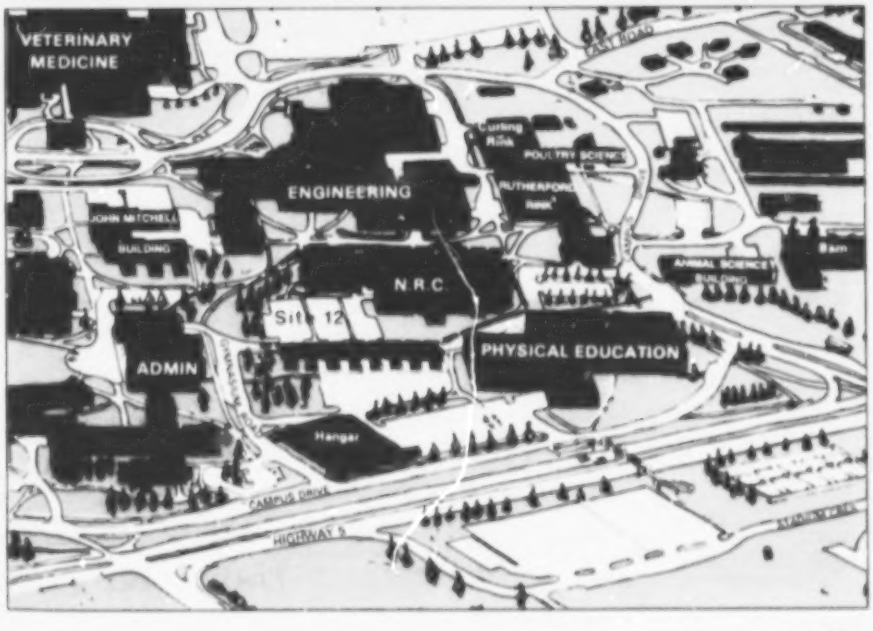
Plant Biotechnology Institute
Institut de biotechnologie des plantes

Gymnasium Road (U. of S.), Saskatoon
Chemin Gymnasium (U. de la S.), Saskatoon

OWNER PROPRIETAIRE
NRC CNRC

CRPI RIC
4711066 010 NRC 0 14159
4711066 010 NRC 0 14160

STUDY YEAR ANNEE D'ETUDE
1985



SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.3 ha* (Leased)	Irregular	Parcels A and B, SE ¼, Sec. 34, Twp. 36, Range 5 W3M	1947* (leasehold)

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Level, attractively landscaped campus property

USE	SERVICES AVAILABLE
40% structure; 40% parking, 20% landscaped grounds	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	9 290 m²	-	-	1947, 1958, 1966, 1976, 1983	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick, concrete	1 858 m² addition (1983)	Good	45 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	NRC	9 290 m²	-	Laboratory	111

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Shed	60 m²	Good	Storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Institutional	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to university and other federal research centres	By car, bus	90 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Ramp	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$378,000 (1982)	-	-	$99,213 (1982)

ADDITIONAL INFORMATION

* Leased from University of Saskatchewan for $1/year - 21 years from 1966 with 2 renewal options.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 13

Corrosion Test Site
Terrain d'essai pour la corrosion

Preston Avenue North of 115th Street, Saskatoon
Avenue Preston au nord de la 115e rue, Saskatoon

OWNER PROPRIETAIRE
NRC / CNRC

CRPI RIC
not in the CRPI pas dans le RIC

STUDY YEAR ANNEE D'ETUDE
1985

Scale Échelle 1:5,000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE AND LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE ET TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.65 ha* (leased)	Irregular	Parcel in SW¼, Sec. 2, Twp. 37, Range 5, W3M	1966* (leasehold)

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Level, grassed site

USE	SERVICES AVAILABLE
4% structures, 96% buffer area	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
3	1	250 m^2	-	-	1966	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
2	Wood frame, concrete/stucco	-	Good	30 years
1	Steel	-		

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	NRC	50 m^2	-	Storage	1 (tempo-rary)
1	NRC	50 m^2	-	Storage	
1	NRC	150 m^2	-	Operational	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Weather station equipment	-	Good	Weather monitoring

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Agriculture, open space	Low

TRENDS	PLANNED CHANGE
Stable	Proposed arterial east of the property

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to university and other federal research labs	Car	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$5,000 (1982)	-	-	-

ADDITIONAL INFORMATION

* 5 year terms with renewal options (terms to be lengthened to 10 years) - leased from University of Saskatchewan.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 14

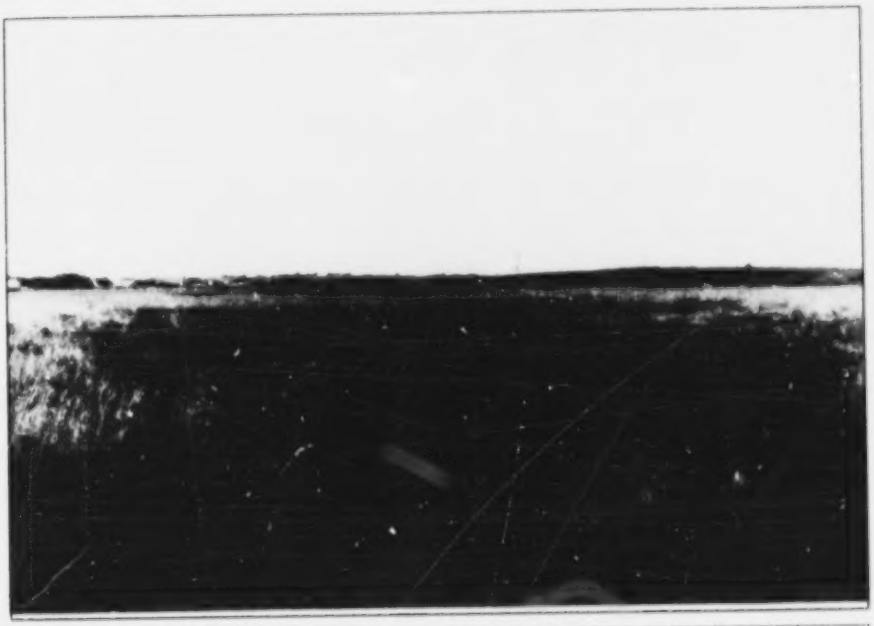
Sutherland Industrial Lands
Terrains industriels Sutherland

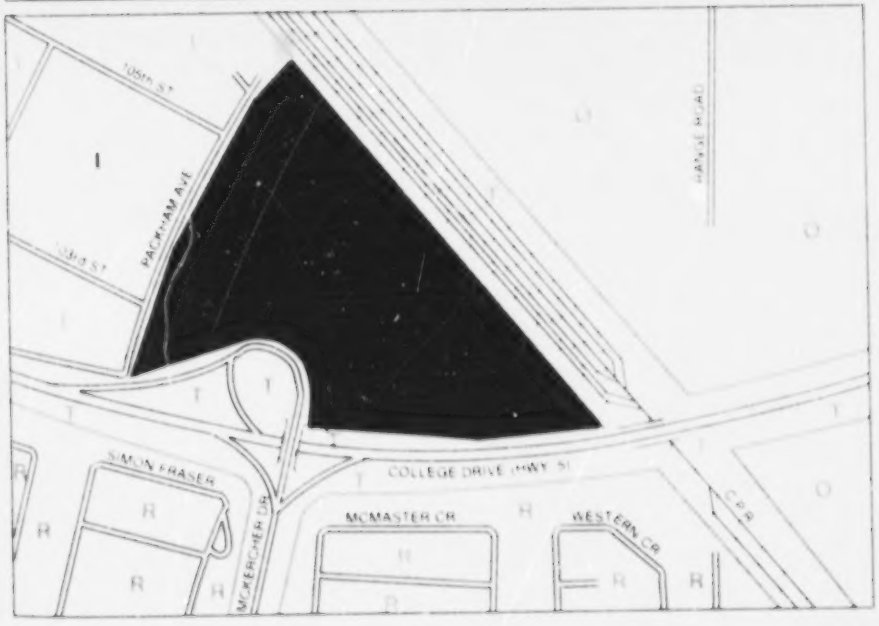
Packham Avenue at Highway 5, Saskatoon
À l'angle de l'avenue Packham et de la route 5, Saskatoon

OWNER PROPRIÉTAIRE
PWC TPC

CRPE RIC
4711066 010 DPW0 14154

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE AND LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE ET TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
19.76 ha	Irregular	Block 663, Plan 68-5-23026	1969/$240,000

ZONING	PHYSICAL CHARACTERISTICS
IDI Light Industrial	Level site, grassland

USE	SERVICES AVAILABLE
100% vacant	Partially serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
IDI Light Industrial	Residential, industrial, open space	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement	By car	-

HANDICAPPED SERVICES	PLANNED ACTIVITIES
N/A	Notice of excess in January 1985

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
-	-	$600,000 (1979)	$34,196 (1982)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 15

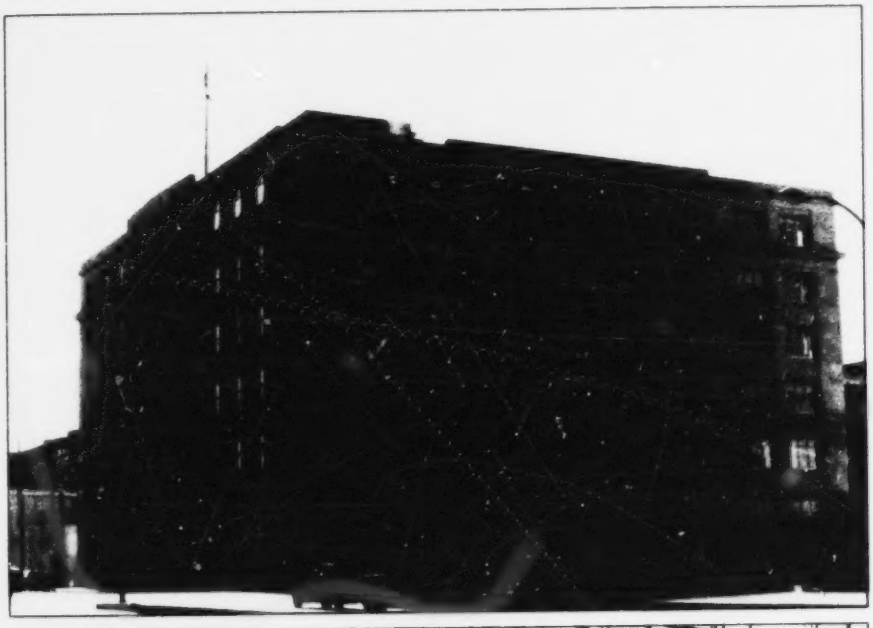
Saskatoon Federal Building
Édifice fédéral de Saskatoon

101 - 22nd Street East, Saskatoon
101 -22e rue est, Saskatoon

OWNER PROPRIÉTAIRE
PWC TPC

CRPL RIC
4711066 011 DPW0 14177

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND — PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

OTHER FEDERAL PROPERTIES — AUTRES PROPRIÉTÉS FÉDÉRALES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.20 ha	45.7 m x 42.6 m	Lots 15-20, Block 148, Plan Q2	1928/$53,131

ZONING	PHYSICAL CHARACTERISTICS
B6 Downtown Business District	Typical CBD property

USE	SERVICES AVAILABLE
90% structure, 10% parking	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	6	9 569 m^2	8 602 m^2	7 512 m^2	1929/$790,649	FHBRO - to be reviewed

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Girder, concrete slab, granite facing	New roof, heating system (1982); energy retrofit (1981)	Fair	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	PWC	1 044 m^2	-	Warehouse/storage	
	EIC, INAC, REV, AGR, SSC, VAC, RC	7 497 m^2	-	Office	175-200
	PWC	66 m^2	-	Vacant	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
B6 Downtown Business District	Commercial, open space	Medium, high

TRENDS	PLANNED CHANGE
Redevelopment	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
CBD location, suitable federal image, convenient public access	Bus, car, foot	6 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Elevator, washroom	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$236,774 (1982)	$1,106,628 (1982)	$5.0 M (1983)*	$103,054 (1982)

ADDITIONAL INFORMATION

* 1983 Appraisal

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 16

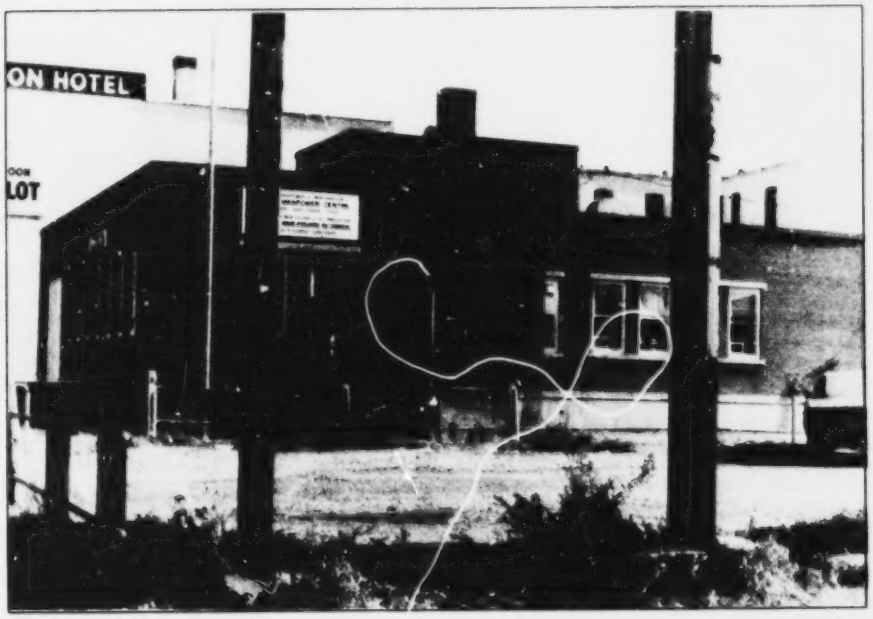
Weights and Measures Building
Édifice des Poids et Mesures

326 - 1st Avenue South, Saskatoon
326, 1re avenue sud, Saskatoon

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
4711066 011 DPW0 14175

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES

PROPERTY DESCRIPTION (16) PMC WEIGHTS AND MEASURES BUILDING

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.0976 ha	22.86 m x 42.67 m	Lots 7, 8, 9, Blk. 146, Plan 22	1952/$75,000

ZONING	PHYSICAL CHARACTERISTICS
B6 Central Business District	Level site

USE	SERVICES AVAILABLE
30% structure, 50% truck loading, 20% parking	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	285.8 m^2	245 m^2	218 m^2	1952/$60,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	-	Fair	5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Vacant	245 m^2	-	Office	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
B6, ID2 Industrial M3 Res./Institutional	Commercial, open space, transportation	Medium

TRENDS	PLANNED CHANGE
Downtown redevelopment	South Downtown Redevelopment Plan proposed

OPERATION

REQUIREMENTS	ACCESS	PARKING
No federal requirement	By bus, car, foot	7 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
-	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$11,196 (1982)	$18,083 (1982)	$453,000 * (1983)	$5,278 (1982)

ADDITIONAL INFORMATION

* Land value only at $462/$m^2$.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 16a

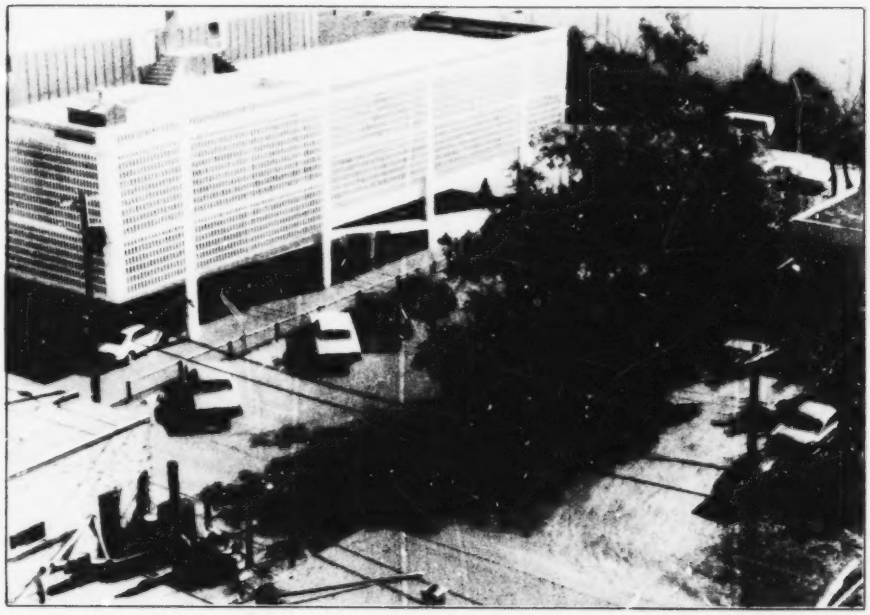
Post Office Parking Lot
Stationnement du bureau de poste

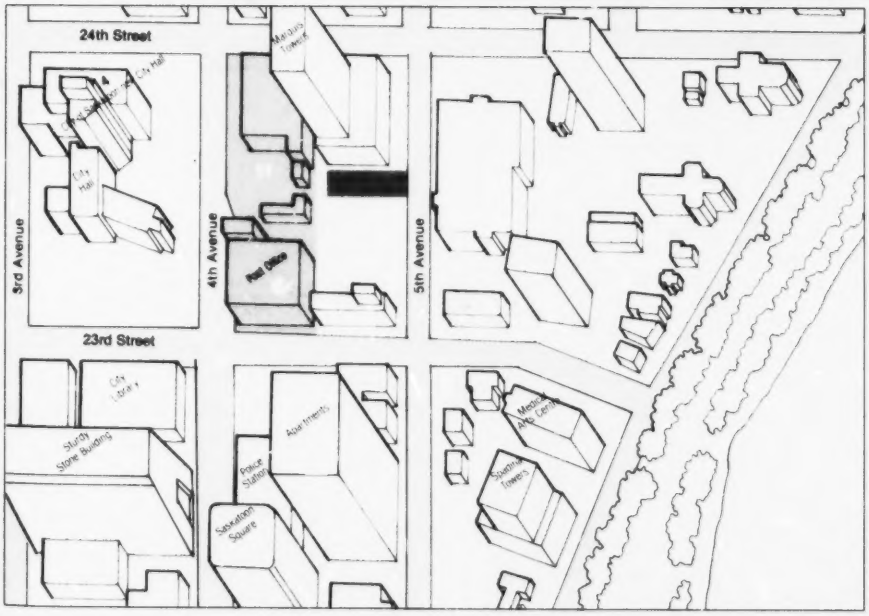
5th Avenue, Saskatoon
5e avenue, Saskatoon

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC
4711066 011 DPW0 14181

STUDY YEAR ANNÉE D'ÉTUDE
1985





(A.E. LEPAGE)

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES

PROPERTY DESCRIPTION

PWC - CP PARKING LOT*

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.0640 ha	15 m x 42.67 m	Lot 15, Block 170, Plan Q2	1962/$38,000

ZONING	PHYSICAL CHARACTERISTICS
B6 Downtown Business District	Level, bordered by trees on the south side.

USE	SERVICES AVAILABLE
100% paved parking lot	Full services available nearby

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
B6 Downtown Business District	Residential, institutional, commercial	High

TRENDS	PLANNED CHANGE
-	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Convenient public access; proximity to letter box/ customer service operations	By bus, car, foot	22 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
-	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
-	$6,600 (1982)	$358,400 (1983)** (E)	$2,948 (1982)

ADDITIONAL INFORMATION

* This property is under PWC management and control but used entirely by CP.

** Based on CBD land value of $540/m^2$.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 17

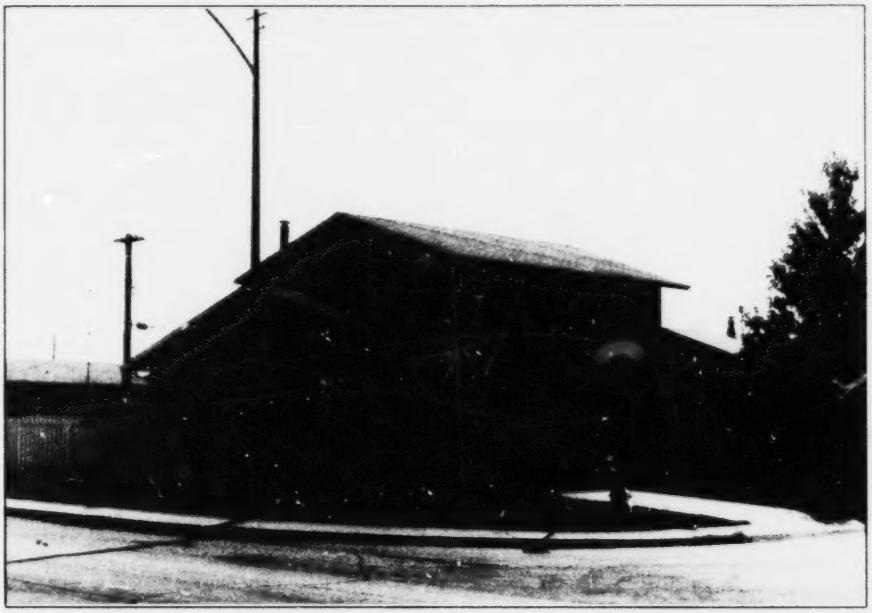
Married Quarters
Résidence familiale

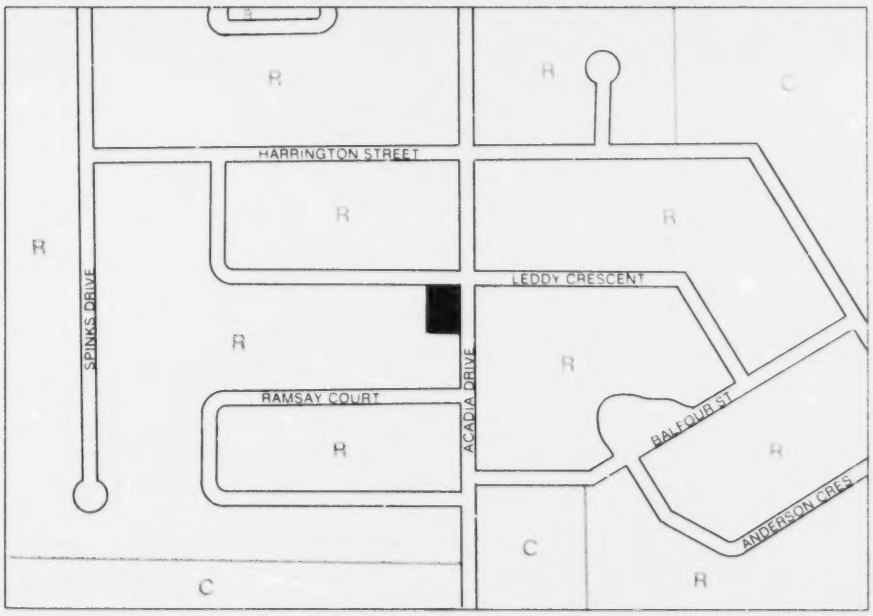
58 Leddy Crescent, Saskatoon
58, Croissant Leddy, Saskatoon

OWNER PROPRIETAIRE
RCMP GRC

CRPI RIC
4711066 010 RCM0 14163

STUDY YEAR ANNEE D'ETUDE
1985





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL R
COMMERCIAL	COMMERCIAL C
INSTITUTIONAL	INSTITUTIONNEL I
INDUSTRIAL	INDUSTRIEL IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION O
UNDEVELOPED	NON AMÉNAGÉ U

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SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.06 ha	18.2 m x 34.1 m	Lot 22, Block 497, Plan 62-S-13121	1967/$26,000

ZONING	PHYSICAL CHARACTERISTICS
Residential	Level, landscaped lot

USE	SERVICES AVAILABLE
30% structure, 70% yard, driveway	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	228 m^2	-	-	1967	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame Stucco	-	Good	25 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	-	-	Residential	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential	Residential	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Officer's Married Quarters	Bus, car	2 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
-	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
*	-	N/A	$1,287 (1982)

ADDITIONAL INFORMATION

* Tenant's responsibility.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 18

Sub-divisional Headquarters
Sous-division du Quartier général

1721 - 8th Street East, Saskatoon
1721, 8e rue est, Saskatoon

OWNER PROPRIETAIRE
RCMP / GRC

CRPI RIC
4711066 010 RCM0 14164

STUDY YEAR ANNEE D'ETUDE
1985

Scale Échelle 1:4,680

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (18) RCMP SUB-DIVISIONAL HEADQUARTERS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.3071 ha	57.9 m x 53 m	West 13.41 m of Lot 5, and lots 6 & 7, Block 259 Plan G.837	1972/$489,000

ZONING	PHYSICAL CHARACTERISTICS
B4 Commercial	Strip commercial property

USE	SERVICES AVAILABLE
40% structure, 60% landscaping, garage, parking	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	2 810 m^2	-	1 726 m^2 *	1972, 1983	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	1 105 m^2 addition (1983)	Good	25 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	1 726 m^2	-	Office, Garage, Storage, Cell Block	73

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1 R4 Residential B4 Commercial	Commercial, residential	Low - strip commercial single family residential

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Strict security Easy highway access	Car, bus, foot	53 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Ramp at entrance	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$43,000 (1982)	-	-	$20,508 (1982)

ADDITIONAL INFORMATION

* Calculated by deducting washrooms, corridors, elevators, stairways, storage etc. from gross area.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 19

Saskatoon Airport
Aéroport de Saskatoon

Saskatoon

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
4711065 011 MOTO 14131

STUDY YEAR ANNÉE D'ÉTUDE
1985

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL R
COMMERCIAL	COMMERCIAL C
INSTITUTIONAL	INSTITUTIONNEL I
INDUSTRIAL	INDUSTRIEL IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION O
UNDEVELOPED	NON AMÉNAGÉ U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
833.42 ha	Irregular	Sections in Twp. 37, Range 5, W3M	1940/$158,000

ZONING	PHYSICAL CHARACTERISTICS
-	Level, rural property

USE	SERVICES AVAILABLE
1% structures; 99% runways and buffer	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
2	3	7 523 m^2	-	7 523 m^2	1975/$5.6 million	None
22	-	15 768 m^2	-	-	-	-

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
2	Concrete	Energy conservation retrofit	Good	40 years
22	-	-	-	

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
2	TC	6 101 m^2	-	Operational	98
		772 m^2	-	Storage	
		648 m^2	-	Office	
22		15 768 m^2		Operational	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
ID Industrial	Agricultural, open space	Low
R Residential	Industrial, residential	

TRENDS	PLANNED CHANGE
Continued industrial development	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to city, large area, buffer area	By car	72 public 144 employee 36 car rental

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Elevator, ramps, washrooms	A master plan for Saskatoon Airport is to be completed by January, 1985.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$2,605,544 (1982/83)	$3,929,168 (1982/83)	N/A	$269,020 (1982)

ADDITIONAL INFORMATION

* A new 117 m^2 firehall was constructed in 1984/85 at a cost of $685,600.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 20

Air Radio Facilities
Installations de communication aérienne

R.M. of Corman Park
M.R. de Corman Park

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
4711065.011 MOTO 14132

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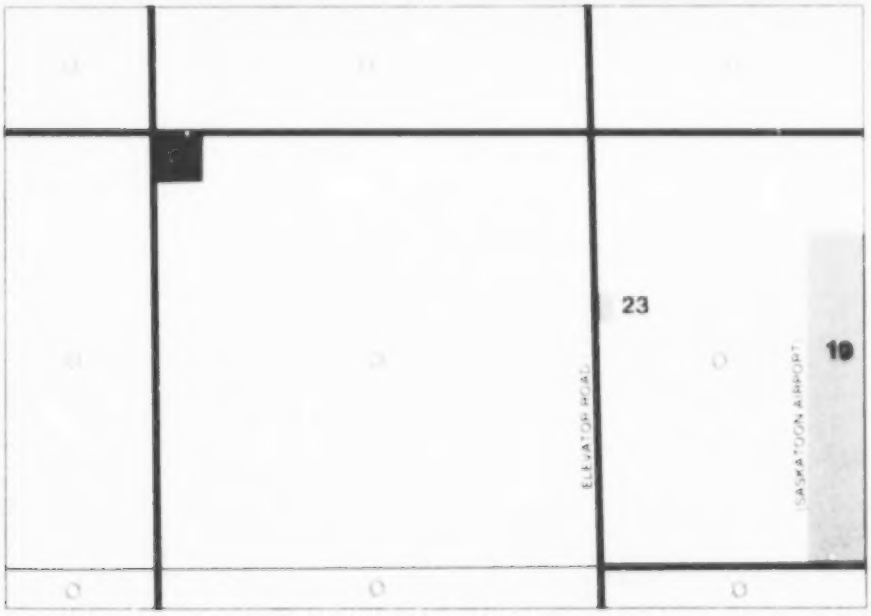
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE AND LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE ET TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.71 ha	Irregular	NW14, Sec. 14, Twp. 37, Rge. 6, W3M	1944/-

ZONING	PHYSICAL CHARACTERISTICS
AG Agricultural	Barren, level, rural site

USE	SERVICES AVAILABLE
0.5% structure, 99.5% buffer	Not serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
2	1	129.4 m^2	-	129.4 m^2	1944/$20,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
2	Wood frame/ concrete block	-	Fair	5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
2	TC	129.4 m^2	-	Operational (navigational aid)	N/A

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 radio towers	-	Good	Operational

SURROUNDING AREA

ZONING	LAND USE	DENSITY
AG Agricultural	Agricultural	-

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to Saskatoon Airport and flight paths, no interference	By car	N/A

HANDICAPPED SERVICES	PLANNED ACTIVITIES
N/A	Upgrading of equipment will involve replacement of buildings

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$2,620 (1982)	-	$32,400 * (1983)	-

ADDITIONAL INFORMATION

* Land value only at $12,000/hectare.

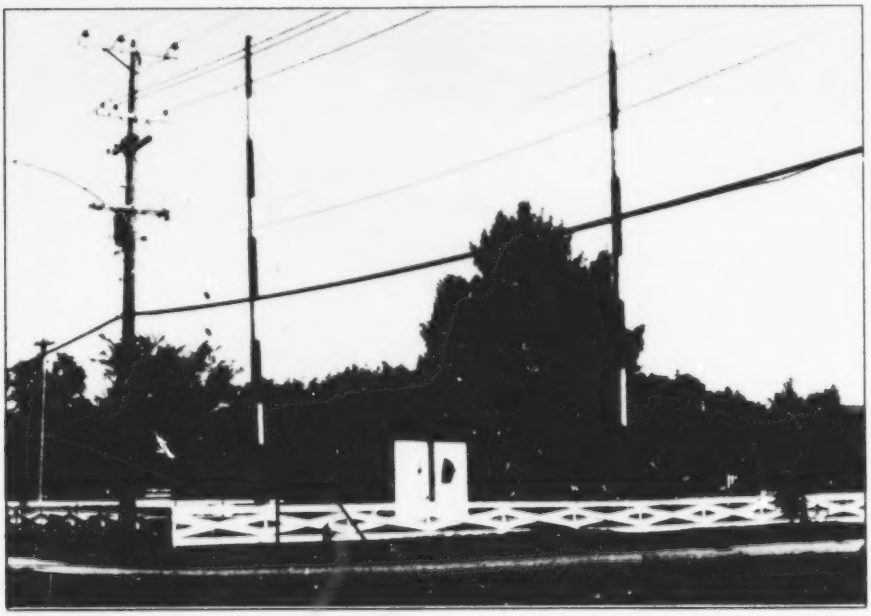
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 21- 26

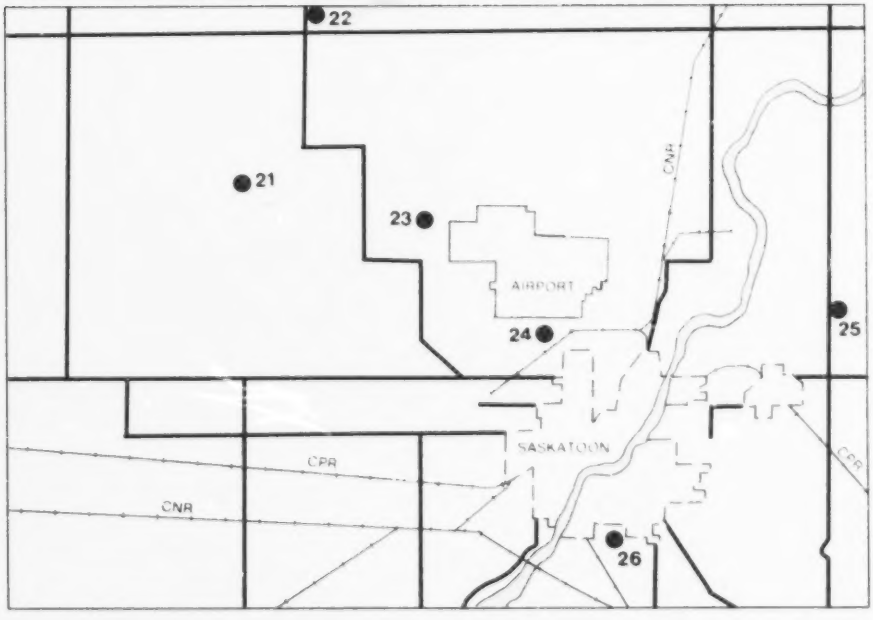
Navigational Markers
Balises pour la navigation aérienne

Various Locations, Saskatoon
Différents emplacements dans Saskatoon

OWNER PROPRIETAIRE TC TC
CRITERIA SEE TEXT VOIR TEXTE
STUDY YEAR ANNEE D'ETUDE 1985



Site 26



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SITE	AREA	LEGAL DESCRIPTION	ACQUISITION DATE	TYPE	CRPI
#21	8 372 m^2	SE¼ Sec. 20 Twp. 37 Rge. 6 W3M	1948, 1984	Outer Marker	MOT014133
#22	3 642 m^2	NW¼ Sec. 1 Twp. 38 Rge. 6 W3M	1963	Back Beam Marker	MOT014136
#23	3 642 m^2	NW¼ Sec. 13 Twp. 37 Rge. 6 W3M	1957	Middle Marker	MOT014134
#24	3 642 m^2	NW¼ Sec. 5 Twp. 37 Rge. 5 W3M	1948	Middle Marker	MOT014205
#25	3 642 m^2	SW¼ Sec. 7 Twp. 37 Rge. 4 W3M	1959	Back Beam Marker	MOT014135
#26	1 214 m^2	Lots 19-22, Bl. 28, Plan G234 (Wilson and Ruth)	1957	Outer Marker	MOT014206

BUILDINGS

	GROSS AREA	CONSTRUCTION DATE	OBSERVED CONDITION	REMAINING LIFE	USE
#21	23.2 m^2	1948	Fair	5 years	
#22	29.1 m^2	1963	Good	10 years	
#23	12.8 m^2	1957	Fair	5 years	Operational
#24	12.9 m^2	1948	Fair	5 years	
#25	23.2 m^2	1959	Fair	5 years	
#26	23.2 m^2	1957	Good	10 years	

All properties, except for Site No. 21 which is located in a residential area, are surrounded by agricultural lands. For all sites, only 1% is used for the structures however, a large buffer zone is required to protect against falling towers.

The requirement for this type of property is to be located in proximity to airport flight paths and to have a large buffer area. Operating expenses for these navigational markers were only $15,720 in 1982/83.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 27

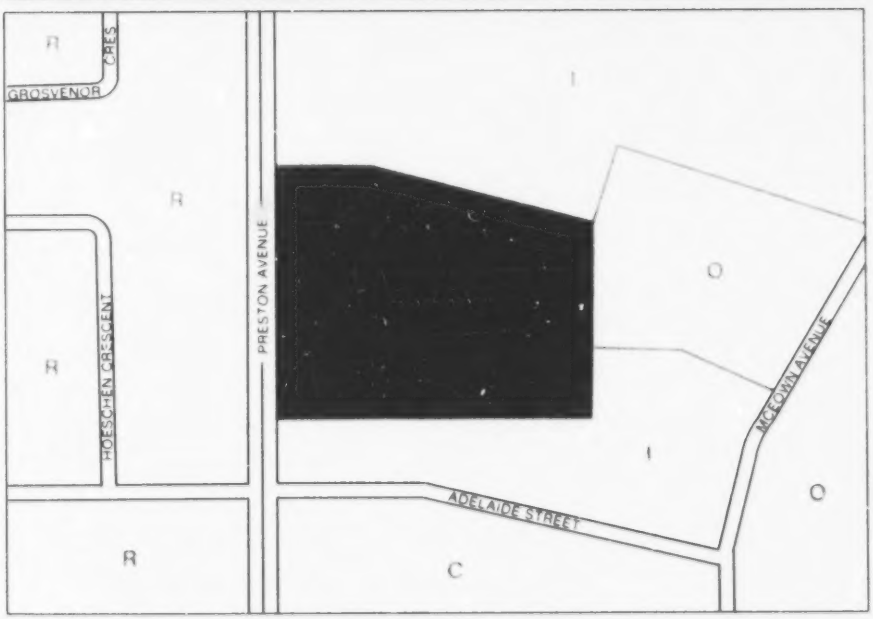
Veterans' Home
Foyer pour Anciens combattants

Preston Avenue, Saskatoon
Avenue Preston, Saskatoon

OWNER PROPRIETAIRE
VAC / AAC

CRPI RIC
4711066 010 DVA0 14158

STUDY YEAR ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL R
COMMERCIAL	COMMERCIAL C
INSTITUTIONAL	INSTITUTIONNEL I
INDUSTRIAL	INDUSTRIEL IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION O
UNDEVELOPED	NON AMÉNAGÉ U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
3.65 ha*	184 m x184 m Irregular	Registered Plan 62-5-00805	1965/$938,000

ZONING	PHYSICAL CHARACTERISTICS
M3 Institutional, residential	Level, attractively landscaped suburban site

USE	SERVICES AVAILABLE
10% building, 90% landscaped	Fully serviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	3 301 m^2	-	-	1964	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	-	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	VAC	40 m^2	-	Office	45
	Private	3 261 m^2	-	Operational/residential	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
M3 Institutional/ residential	Institutional, residential, industrial, open space	Low

TRENDS	PLANNED CHANGE
Stable	-

OPERATION

REQUIREMENTS	ACCESS	PARKING
Suburban amenities, good access	Bus, car, foot	40 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Elevators, washrooms, ground access	$220,000 renovation/repair to structure

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
-	-	-	$53,456 (1982)

ADDITIONAL INFORMATION

* 1.03 ha has been leased at nominal sum for construction of 51 unit senior/veterans home development; an additional hectare is to be leased for expansion of this complex.

APPENDIX A

GLOSSARY OF TERMS

ECONOMIC LIFE

The estimated period over which it is anticipated that a property may profitably be utilized. The period over which a property will yield a return on the investment, over and above the economic rent due to land. This period can never exceed and generally is shorter than the physical life of the improvements.

EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures".

FLM

Federal Land Management - FLM Policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

GROSS AREA - (Outside Gross)

That area measured from the outside surface of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for openings which occur within the floor area. Where balconies and mezzanine floors occur within the exterior walls of the building, the actual area of these is measured and included.

HERITAGE DESIGNATION

Federal Heritage Building Review Office (FHBRO) - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. The two categories are:

> **Classified building** - A federal heritage building that has been identified by the Government of Canada as having the highest heritage significance.
>
> **Recognized building** - A federal heritage building that has been identified by the Government of Canada as having the second highest heritage significance.

MONITOR

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

NON-HABITABLE VACANT SPACE

Space which, by reason of design and/or condition, cannot be used to satisfy client requirements.

PROPERTY

Generally refers to an area of land plus any structures that may be located thereon.

RENTABLE FLOOR AREA

That area within the outside walls computed by measuring from the inside surface of the outer building wall to the inside of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e. furnace rooms, public stairs, etc.).

REVIEW

A recommendation that a property be reviewed means that it is to be re-evaluated at a specific time.

SURPLUS PROPERTY PROCEDURES

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which P.W.C. circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by P.W.C. which makes a recommendation to TBAC/FLM on the federal department or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidelines regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to Departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

USABLE FLOOR AREA

That area within the outside walls measured and computed in the same manner as "Rentable Area", but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g. washrooms, cafeterias).

APPENDIX B

ABBREVIATIONS

Department and Agency Abbreviation

CBC	Canadian Broadcasting Corporation
CCAC	Consumers and Corporate Affairs Canada
CCT	Canadian Centre for Toxicology
CEO	Office of the Chief Electoral Officer
CGC	Canadian Grain Commission
CN	Canadian National Railway
CP	Canada Post Corporation
CSC	Correctional Services Canada
EC	Environment Canada
EMR	Energy, Mines and Resources
GTA	Government Telecommunications Agency
HWC	Health and Welfare Canada
INA	Indian and Northern Affairs
JUS	Justice
LAB	Labour Canada
ND	National Defence
NFB	National Film Board
Parks	Parks Canada
PWC	Public Works Canada
RCMP	Royal Canadian Mounted Police
RC-C&E	Revenue Canada, Customs and Excise
RIE	Regional Industrial Expansion
SSC	Supply and Services Canada
TC	Transport Canada
VAC	Veterans' Affairs

General Abbreviations

CBD	Central Business District
CRPI	Central Real Property Inventory - an inventory of all federal real property.
TBAC/FLM	Treasury Board Advisory Committee of Federal Land Management, chaired by a representative of the Treasury Board Secretariat and the permanent members are representatives of PWC, DOE and CMHC.

APPENDIX C

ASC PUBLISHED REPORTS

Newfoundland

St. John's

Nova Scotia

Halifax-Dartmouth
Sydney

New Brunsick

Fredericton
Moncton
Saint John

Prince Edward Island

Charlottetown

Quebec

The Gaspé/Iles de la Madeleine
Granby
Haut-Saguenay
Lac St. Jean
Lower St. Lawrence
Montreal Island/Laval/Longueuil
Quebec Urban Community
Sherbrooke Region
Sorel
St. Hyacinthe
Trois Rivières Region
Valleyfield
Montreal South Shore
Montreal North Shore

British Columbia

Fraser Valley
The Kootenays
Okanagan Region
Vancouver
Vancouver Island
Victoria

Yukon

Whitehorse

National Capital

National Capital Region (Ottawa Hull)

Ontario

Cornwall
Durham
Guelph
Hamilton
Kingston
Kitchener-Waterloo
London
Metropolitan Toronto
Mid-Seaway Corridor
Mississauga
Niagara Region
North Bay
Oakville
Peterborough
Regional Municipality of Peel
Regional Municipality of Waterloo
Regional Municipality of Durham
Regional Municipality of Hamilton-Wentworth
Regional Municipality of York
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Windsor

Manitoba

Winnipeg

Saskatchewan

Prince Albert
Regina
Saskatoon

Alberta

Edmonton
Calgary
Red Deer

Northwest Territories

Yellowknife

RURAL MUNICIPALITY OF CORMAN PARK

RURAL MUNICIPALITY OF CORMAN PARK Tenth Base Line

NOTE

SASKATOON

CH

CH

NORTH INDUSTRIAL

RIVER HEIGHTS

RICHMOND HEIGHTS

WESTVIEW HEIGHTS

MAYFAIR

CASWELL HILL

MOUNT ROYAL

WESTMOUNT

SUTHERLAND

FAIRHAVEN

PLEASANT HILL

RIVERSDALE

NORTH PARK

CITY PARK

MASSEY PLACE

CONFEDERATION PARK

Parc Canada

MACNAB PARK

HUDSON BAY PARK

Pacific Park

Atlantic Park

A H Browne Park

Industrial Park

Henry Kelsey Park

Rosedale Kiwanis Park

Ashworth Holmes Park

Scott Park

Lief Erickson Park

Pierre Radisson Park

Wilson Park

George D Archibald Park

Kinsmen Park

Kiwanis Park

President Murray Park

Anna McIntosh Park

Forest Grove

Glacier Park

Zoo

Greenhouse

Nursery

Garden Plots

Reservoir

Sewage Treatment Plant

Abandoned Sewage Disposal

Gravel Yard

Gypsum Plant

Cement Plant

Paper Plant

Trailer Park

Cemetery

Stadium

Sportsfield

Saskatchewan Technical Institute

University of Saskatchewan

CANADIAN NATIONAL

CANADIAN PACIFIC

Saskatoon City Limits

MOT

Dugout

Footbridge

Transformer

Valve

Theatre

Armoury

Shrine

Hospital

Tanks

Conveyor

Reservoir

Dump

Pump House

Ski Jump

Trans

Under

1659

1649

1647

1638

1637

1633

1617

1681

BM 1633

NOTE

An updated MCE Topographic Base Map will be available in late 1985.

Une nouvelle carte topographique militaire mise à jour sera disponible vers la fin de 1985.

SASKATOON

NORTH INDUSTRIAL

RIVER HEIGHTS

RICHMOND HEIGHTS

NORTH PARK

CITY PARK

MAYFAIR

HILLCREST

WESTMOUNT

MACNAB PARK

FOREST GROVE

SUTHERLAND

RIVERDALE

CANADIAN NATIONAL

CANADIAN PACIFIC

RIVER

Tenth Base Line

RURAL MUNICIPALITY OF CORMAN PARK

H
I
J
K
L
M
N

81 82 83 84 85 86 87 88 89 90 91
76 75 74 73 72 71 70

Pacific Park
Atlantic Park
Sportstrack
Leif Eriksson Park
City Hall
Kinsmen Park
University of Saskatchewan
Anna M. Ingstad Park
RURAL MUNICIPALITY OF CORMAN PARK
Saskatoon City Limits
FAIRHAVEN
PLEASANT HILL
Hospital
Under Construction
RIVERSDALE
Kiwanis Park
Cosmopolitan Park
President Murray Park
Stadium
Garden Plots
Glacier Park
COLLEGE PARK
Dr. Gerhard Hensberg
MEADOW GREEN
Fred Mendel Park
Waste
Feed Mill
Gasoline
St Andrews Park
Filtration Beds
Victoria Park
Gate
Reservoir
Filtration Plant
CANADIAN PACIFIC
CAN NAT
Stockyards
Elevator
Valve
Trans
NUTANA
Albert Dutton Park
Jessie Anderson Park
GROSVENOR PARK
Grosvenor Park
Holland Park
Rod J. Ross Park
GREYSTONE HEIGHTS
Dumbland Park
Shopping Centre
BUENA VISTA
Buena Vista Park
Kilburn Park
HOLIDAY PARK
Sportstrack
Arena
Stadium
Sanatorium
Campsite
NATIONAL
SASKATCHEWAN
MONTGOMERY PLACE
Lieutenant Colonel Denyton Walker Park
Chappell Junction
CANADIAN NATIONAL
Gas Pipeline (underground)
Golf Course
Foothbridge
Greenhouse
Cemetery
Exhibition Grounds
Racetrack
Defenbaker Park
Ras Pipeline
Coal Conveyor
Generating Station
Transformer
Oil Pipeline (underground)
WW Ashley Park
Weaver Park
Canon Smith Park
Holliston Park
HOLLISTON
Wiggins Park
BREVOORT PARK
Brevoort Park North
Brevoort Park South
Underground Reservoir
WILDWOOD
NUTANA SUBURBAN CENTRE
NUTANA PARK
Harold Tatler Park
Harold Tatler Park North
Harold Tatler Park South
AVALON
Churchill Park
ADELAIDE PARK
Adelaide Park
John Lake Park
EASTVIEW
C N INDUSTRIAL
DND
Radio
Dump
Gravel
Auto Wrecker
Dugout
Greenhouses
Mink Farms
Yorath Island
SOUTH SASKATCHEWAN
South Saskatoon
BM 1621
BM 1627
BM 1662
1654
1635±
1587±
1567±
1633
1599
1637
1653
1665
1686
1678
Metres 1000
Public Canad

SASKATOON

SASKATCHAWAN

FEDERAL PROPERTY
PROPRIÉTÉ FÉDÉRALE

SCALE 1:25,000 ÉCHELLE

Metres 1000 500 0 1000 Metres

Public Works Canada / Travaux publics Canada

N

LEGEND OF FEDERAL PROPERTIES
LÉGENDE DES PROPRIÉTÉS FÉDÉRALES

SASKATOON, SASKATCHEWAN

	Owner Designation and Title Propriétaire et titre		Address Adresse	Site Area (ha) Superficie (ha)
1.	Agr Agr	Swine Testing Station Station d'essai sur les porcins	Farm base (U. of Sask.), Saskatoon Ruelle Farm (Univ. de la Sask.), Saskatoon	0,24 (leased/loué)
2.	Agr Agr	Animal Pathology Laboratory Laboratoire de pathologie animale	116 Veterinary Road (U. of Sask.,), Saskatoon 116, chemin Veterinary (Univ. de la Sask.), Saskatoon	2,43 (leased/loué)
3.	Agr Agr	Plant Improvement and Protection Laboratory Laboratoire d'amélioration et de protection des végétaux	107 Science Crescent (U. of Sask.), Saskatoon 107, Croissant Science (Univ. de la Sask.), Saskatoon	2,32 (leased/loué)
4.	Agr Agr	Research Farm Ferme de recherches	Range Road, Saskatoon Chemin Range, Saskatoon	103,59
5.	Agr Agr	Prairie Farm Rehabilitation Administration Building Immeuble de l'Administration du rétablissement agricole des Prairies.	North Road (Univ. of Sask.), Saskatoon Chemin Nord (Univ. de la Sask.), Saskatoon	1,14 (leased/loué)
6.	CP PC	Post Office Bureau de poste	202-208, 4th North, Saskatoon 202-208, 4e avenue Nord, Saskatoon	0,26
7.	CP PC	Bulk Mail Processing Plant Établissement de traitement du courrier en vrac	601 - 1st Avenue, Saskatoon 601 - 1e avenue, Saskatoon	1,61
8.	CSC SCC	Regional Psychiatric Centre Centre psychiatrique régional	Central Avenue (U. of Sask.), Saskatoon Avenue central, (Univ. de la Sask.), Saskatoon	26,32 (leased/loué)
9.	EC EC	Prairie Migratory Bird Research Centre Centre de recherche sur les oiseaux migrateurs des Prairies	Perimeter Road, (U. of Sask.), Saskatoon Chemin Perimeter (Univ. de la Sask.), Saskatoon	2,06 (leased/loué)
10.	ND DN	Hugh Cairns Armoury Manège militaire Hugh Cairns	Idylwyld Drive at 31st Street, Saskatoon À l'angle de la promenade Idylwyld et de la 31e rue, Saskatoon	3,8
11.	ND DN	HMCS Unicorn HMCS Unicorn	4th avenue and 24thth Street, Saskatoon À l'angle de la 4e avenue et de la 24e rue, Saskatoon	0,4
12.	NRC CNRC	Plant Biotechnology Institute Institut de biotechnologie des plantes	Gymnasuim Road (U. of Sask.), Saskatoon Chemin Gymnasium (Univ. de la Sask.), Saskatoon	1,30 (leased/loué)
13.	NRC CNRC	Corrosion Test Site Terrain d'essai pour la corrosion	Preston Avenue, North of 115th Street, Saskatoon Avenue Preston au nord de la 115e rue, Saskatoon	0,65 leased/loué)
14.	PWC TPC	Sutherland Industrial Lands Terrains industriels Sutherland	Packham Avenue at Highway 5, Saskatoon	19,76

LEGEND OF FEDERAL PROPERTIES
LÉGENDE DES PROPRIÉTÉS FÉDÉRALES

SASKATOON, SASKATCHEWAN

Designation and Title **riétaire et titre**	**Address** **Adresse**	**Site Area (ha)** **Superficie (ha)**
Swine Testing Station Station d'essai sur les porcins	Farm base (U. of Sask.), Saskatoon Ruelle Farm (Univ. de la Sask.), Saskatoon	0,24 (leased/loué)
Animal Pathology Laboratory Laboratoire de pathologie animale	116 Veterinary Road (U. of Sask.,), Saskatoon 116, chemin Veterinary (Univ. de la Sask.), Saskatoon	2,43 (leased/loué)
Plant Improvement and Protection Laboratory Laboratoire d'amélioration et de protection des végétaux	107 Science Crescent (U. of Sask.), Saskatoon 107, Croissant Science (Univ. de la Sask.), Saskatoon	2,32 (leased/loué)
Research Farm Ferme de recherches	Range Road, Saskatoon Chemin Range, Saskatoon	103,59
Prairie Farm Rehabilitation Administration Building Immeuble de l'Administration du rétablissement agricole des Prairies.	North Road (Univ. of Sask.), Saskatoon Chemin Nord (Univ. de la Sask.), Saskatoon	1,14 (leased/loué)
Post Office Bureau de poste	202-208, 4th North, Saskatoon 202-208, 4e avenue Nord, Saskatoon	0,26
Bulk Mail Processing Plant Établissement de traitement du courrier en vrac	601 - 1st Avenue, Saskatoon 601 - 1e avenue, Saskatoon	1,61
Regional Psychiatric Centre Centre psychiatrique régional	Central Avenue (U. of Sask.), Saskatoon Avenue central, (Univ. de la Sask.), Saskatoon	26,32 (leased/loué)
Prairie Migratory Bird Research Centre Centre de recherche sur les oiseaux migrateurs des Prairies	Perimeter Road, (U. of Sask.), Saskatoon Chemin Perimeter (Univ. de la Sask.), Saskatoon	2,06 (leased/loué)
Hugh Cairns Armoury Manège militaire Hugh Cairns	Idylwyld Drive at 31st Street, Saskatoon À l'angle de la promenade Idylwyld et de la 31e rue, Saskatoon	3,8
HMCS Unicorn HMCS Unicorn	4th avenue and 24thth Street, Saskatoon À l'angle de la 4e avenue et de la 24e rue, Saskatoon	0,4
Plant Biotechnology Institute Institut de biotechnologie des plantes	Gymnasuim Road (U. of Sask.), Saskatoon Chemin Gymnasium (Univ. de la Sask.), Saskatoon	1,30 (leased/loué)
Corrosion Test Site Terrain d'essai pour la corrosion	Preston Avenue, North of 115th Street, Saskatoon Avenue Preston au nord de la 115e rue, Saskatoon	0,65 leased/loué)
Sutherland Industrial Lands Terrains industriels Sutherland	Packham Avenue at Highway 5, Saskatoon	19,76

11.	ND DN	HMCS Unicorn HMCS Unicorn	4th avenue and 24thth Street, Saskatoon À l'angle de la 4e avenue et de la 24e rue, Saskatoon	0,4
12.	NRC CNRC	Plant Biotechnology Institute Institut de biotechnologie des plantes	Gymnasium Road (U. of Sask.), Saskatoon Chemin Gymnasium (Univ. de la Sask.), Saskatoon	1,30 (leased/loué)
13.	NRC CNRC	Corrosion Test Site Terrain d'essai pour la corrosion	Preston Avenue, North of 115th Street, Saskatoon Avenue Preston au nord de la 115e rue, Saskatoon	0,65 leased/loué)
14.	PWC TPC	Sutherland Industrial Lands Terrains industriels Sutherland	Packham Avenue at Highway 5, Saskatoon À l'angle de l'avenue Packham et la route 5, Saskatoon	19,76
15.	PWC TPC	Saskatoon Federal Building Édifice fédéral de Saskatoon	101 - 22nd Street East, Saskatoon 101 - 22e rue est, Saskatoon	0,20
16.	PWC TPC	Weights and Measures Building Édifice des Poids et Mesures	326 - 1st Avenue South, Saskatoon 326 - 1e avenue Sud, Saskatoon	0,20
16a.	PWC TPC	Post Office Parking lot Stationnement du bureau de poste	5th avenue, Saskatoon 5e avenue, Saskatoon	0,07
17.	RCMP GRC	Married Quarters Résidence familiale	58 Leddy Crescent, Saskatoon 58, Croissant Leddy, Saskatoon	0,06
18.	RCMP GRC	Sud-divisional Headquarters Sous-division du Quartier général	1721 - 8th Street East, Saskatoon 1721, 8e rue est, Saskatoon	0,30
19.	TC TC	Saskatoon Airport Aéroport de Saskatoon	Saskatoon	833,42
20.	TC TC	Air Radio Facilities Installations de communication aérienne	RM of Corman Park M.R. de Corman Park	2,71
21-26	TC TC	Navigational Markers Balises pour la navigation aérienne	Various Locations, Saskatoon Différents emplacements dans Saskatoon	21 - 0,83 22 - 0,36 23 - 0,36 24 - 0,36 25 - 0,36 26 - 0,12
27.	VAC AAC	Veterans's Home Foyer pour anciens combattants	Preston Avenue, Saskatoon Avenue Preston, Saskatoon	3,65

Note: 1. The base map information was derived from a military topographic map (MCE 339) supplied by the Mapping and Charting Establishment, National Defence. Information depicted is current as 75.

Cette carte a été produite à partir d'une carte topographique militaire (MCE 339) fournie par le Service de la Cartographie, Ministère de la Défense nationale. Renseignements à jour en 1975.

2. Additional government property information is current as of 1984.

L'information additionnelle sur les propriétés gouvernementales a été mise à jour en 1984.

HMCS Unicorn HMCS Unicorn	4th avenue and 24thth Street, Saskatoon À l'angle de la 4e avenue et de la 24e rue, Saskatoon	0,4
Plant Biotechnology Institute Institut de biotechnologie des plantes	Gymnasuim Road (U. of Sask.), Saskatoon Chemin Gymnasium (Univ. de la Sask.), Saskatoon	1,30 (leased/loué)
Corrosion Test Site Terrain d'essai pour la corrosion	Preston Avenue, North of 115th Street, Saskatoon Avenue Preston au nord de la 115e rue, Saskatoon	0,65 leased/loué)
Sutherland Industrial Lands Terrains industriels Sutherland	Packham Avenue at Highway 5, Saskatoon À l'angle de l'avenue Packham et la route 5, Saskatoon	19,76
Saskatoon Federal Building Édifice fédéral de Saskatoon	101 - 22nd Street East, Saskatoon 101 - 22e rue est, Saskatoon	0,20
Weights and Measures Building Édifice des Poids et Mesures	326 - 1st Avenue South, Saskatoon 326 - 1e avenue Sud, Saskatoon	0,20
Post Office Parking lot Stationnement du bureau de poste	5th avenue, Saskatoon 5e avenue, Saskatoon	0,07
Married Quarters Résidence familiale	58 Leddy Crescent, Saskatoon 58, Croissant Leddy, Saskatoon	0,06
Sud-divisional Headquarters Sous-division du Quartier général	1721 - 8th Street East, Saskatoon 1721, 8e rue est, Saskatoon	0,30
Saskatoon Airport Aéroport de Saskatoon	Saskatoon	833,42
Air Radio Facilities Installations de communication aérienne	RM of Corman Park M.R. de Corman Park	2,71
Navigational Markers Balises pour la navigation aérienne	Various Locations, Saskatoon Différents emplacements dans Saskatoon	21 - 0,83 22 - 0,36 23 - 0,36 24 - 0,36 25 - 0,36 26 - 0,12
Veterans's Home Foyer pour anciens combattants	Preston Avenue, Saskatoon Avenue Preston, Saskatoon	3,65

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e map information was derived from a military topographic map (MCE 339) supplied by the Mapping and Charting Establishment, National . Information depicted is current as 75.

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